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**URBAN
MUNICIPAL**

AGENDAS/MINUTES
CENTRAL AREA PLAN &
IMPLEMENTATION
COMMITTEE
FEB. 11, 1999 ...

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE
a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

**URBAN
MUNICIPAL**

NOTICE OF MEETING AND AGENDA

DATE: Thursday, February 11, 1999

TIME: 4:30 p.m. – 6:00 p.m.

PLACE: Room 219, City Hall

URBAN MUNICIPAL

FEB 16 1999

AGENDA

1. Chairpersons' Remarks
2. Minutes of November 5, 1998 CAPIC Meeting
3. Status Reports on Downtown Initiatives
4. Status of Other Initiatives
 - School Closures and Funding
 - Hamilton Community Correctional Centre
 - HPH Relocation
5. Other Business
6. Next Meeting - To be confirmed

GOVERNMENT DOCUMENTS

If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160.



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTES

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

Room 219, Hamilton City Hall

Thursday, November 5, 1998

MEMBERS ATTENDING

Mary Pocius - Chairperson
Gil Simmons
Gerry Kennedy
Brenda Mitchell
Russell Elman
Ald. Ron Corsini
Carlo Gorni
Rick Lintack
Richard Gillespie
Dick Simpson

International Village BIA
North End Neighbourhoods
Hamilton Real Estate Board
Stinson Community Association
Durand Neighbourhood Association
Alderman, Ward 2
Downtown Hamilton BIA
Hamilton Society of Architects
Beasley Neighbourhood
Corktown Neighbourhood

REGRETS / ABSENT

Ald. Geraldine Copps
Helen Kirkpatrick
Bill O'Brien
Art Lomax
John Eyles
Denise Giroux
George Nicholls
Don Jaffray

Alderman, Ward 4
Central Neighbourhood
Citizen Member
Hamilton Automobile Club
McMaster University
Citizen Member
Senior Citizens Council
Social Planning & Research Council

STAFF AND OTHERS

Ald. Andrea Horwath
Judith Bishop
Marlene Coffey
Ken Coit
Kathryn King

Alderman, Ward 2
Trustee, Wards 1 and 2
Hamilton Downtown Partnership
Hamilton Society of Architects
Public Health Nurse

Robert Godwaldt
 Mary Clark
 Bill Janssen
 Vanessa Grupe - Coordinator

Queen Victoria School
 Citizen
 Planning Department
 Planning Department

1. Chairperson's Remarks

Mary Pocius welcomed all members and guests. There were introductions. Gil Simmons noted that the Bay Area Restoration Council (BARC) will hold a workshop on February 20, 1999 on Harbour Connections: Exploring Links Between Downtown and the Bay.

2. School Closures and Funding

Judith Bishop, Public School Board Trustee for Wards 1 & 2, provided a fact sheet (attached) regarding proposed school closures. Closures are due to amalgamation of school boards, to build new schools, and to cover costs of heat, light and cleaning. It was noted that the timeframe for consultation with the public is short. The school boards are looking for support from community groups to help with in ensuring that good solutions are found to help maintain schools.

Various comments and concerns were raised concerning the implications of closures and cutbacks:

- closures may lead to the migration of families out of certain areas, especially renters, and where children would have to cross major roads;
- merging different school communities may not work well, as neighbourhoods have different character and traditions;
- energy and cost savings may be possible in some schools, using energy-efficient lights and windows, motion sensors to turn off lights, less frequent cleaning;
- schools which remain open will likely be overcrowded, playgrounds used for portables, no recess space.

Closures would impact lower City schools more, due to less growth. It was suggested developers should be required to build new schools, and lease them back. Alternative solutions to closures may include mixed use, namely office space in a portion of the school, as was done for Central Public School. Any closed school sites may be actively marketed by school boards for various uses. The Committee commended the school board for refusing to bow to pressure to close schools, and offered assistance in providing community input.

Motion: Moved by Russell Elman, seconded by Brenda Mitchell, and carried, "That CAPIC seeks to participate with the School Board in any proposed School Review Committees, as CAPIC has representation from a wide range of community interests."

3. Hamilton Community Correctional Facility – Site Location

There was discussion about the history of this project. The preferred site selected by the Federal Government is at 126 Main St. E., just east of the Century 21 Building, next to McKenzie Tire. This was announced as the top site by the Site Selection Committee on October 26, 1998, along with 2 other sites at 203 Main St. E. and 244-248 King St. E. An Open House is to be held on November 9, 1998 at the Hamilton Public Library regarding the recommended site and the site selection process.

Concerns were raised about the recommended site, including :

- the location of this facility in the downtown core, particularly in the context of downtown revitalization efforts and specific developments proposed near the recommended site;
- safety and security in neighbourhoods near the proposed centre; and the number of parolees anticipated to be visiting parole offices in the centre on a regular basis;
- the number of existing care facilities and social service agencies in the downtown core is already felt to be high;
- statistics on the rate at which parolees are likely to offend again;
- concerns about whether the site is likely to be changed from the top site;
- school within 4 blocks of site;
- need for good design, lighting, security , since no requirement for site plan;
- offenders are from outside Hamilton, and cannot be refused at this facility.

It was suggested that the site be located in the north end, along Burlington St. MPs don't seem to know that this is a major issue of concern. There is a need to delay the process until a suitable site can be found, and there is a more co-ordinated approach to planning for the area.

As a result of these discussions, CAPIC adopted the following resolution:

Motion: Moved by Russell Elman, seconded by Dick Simpson, and carried: "Since Hamilton is in the process of revitalizing its downtown, and reestablishing a plan for this area, CAPIC requests that a decision on the location of the Hamilton Community Correctional Centre be deferred until the preparation of the Downtown Secondary Plan is complete."

It was requested that this motion be forwarded to the Planning and Development Committee, the Downtown Partnership, and other parties including the Solicitor General.

There was also discussion about other possible sites which might exist for this facility, especially outside of downtown. The facility would be permitted in a number of zoning districts, which are also located outside of downtown, assuming the other

criteria can be met. It was asked whether the City or Region might have surplus lands available which could serve this purpose, and be offered for this use. As a result, a further motion was passed, regarding actions that the City could carry out to help identify alternative locations for this facility:

Motion: Moved by Russell Elman, seconded by Brenda Mitchell, and carried, "That the City consider possible sites that it could offer for the Community Correctional Centre, as a alternative to the recommended site at 126 Main Street East." This motion is to be forwarded to the Planning and Development Committee.

4. Adjournment

The meeting was adjourned at about 6:30 p.m. The next meeting had been scheduled for November 12, but this will not be held due to the November 5 meeting. It may be necessary to meet again within the next month or so, regarding the HCCC issue. Other matters on the regular CAPIC agenda were tabled for the present time.

vg/CAPMINNO.DOC

SCHOOL CLOSURES

Judith Bishop, October 1998.

Why must schools be considered for school closure or boundary changes?

1. **To receive money to build new schools:** funding depends on declaring all surplus spaces for closure of schools by the end of November 1998. If surplus capacity still remains on the Board's books it will stay there for 25 years.
2. **To cover the costs of heat, light and cleaning of buildings:** because the funding formula for this is based on enrolment tied to square footage, there has been a 9% drop in the amount the Board has to spend in this area from 1997 to 1998 as the Board has capacity above the funded area.
3. **There needs to be reconciliation of the boundaries of the two predecessor boards.**

Why was it recommended to the Board that decisions for closure be made by the end of November?

The province required that lists of schools for closure be submitted at this time. Any surplus spaces on the Board's books after that date will remain, and the Board will not be eligible for new pupil funding. There is a need for new schools in Flamborough and Stoney Creek. This decision would also have had an large impact on the schools in the down-town area, leading to closure of many of them.

What is the impact of the decision made by the Board to delay consideration of closures until September 1999?

1. There will be no provincial money for the building of new schools unless the province changes the time-lines or rules.
2. Communities have an opportunity to find local solutions with community partners.
3. Other ways must be found to offset the shortfall in funding for the costs of heating, lighting and cleaning buildings.

What were the recommendations made regarding schools?

Zone 2:

Prince Philip Remain open

George R.Allan Remain open

Westdale Remain open

Dalewood Remain open

Zone 3

Allenby Close

Earl Kitchener accept children from Allenby

Strathcona Close

Hess Accept children from Strathcona and some from Central

Central Close

Ryerson Remain open

Queen Victoria accept some children from Central

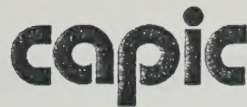
Stinson Possible closure

Dr. J. Edgar Davey Accept some children from Central

Centennial Accept grade 6s from Tweedsmuir

Bennetto Remain open

Sir John A. Macdonald Accept grade 7 & 8 from Tweedsmuir and possible boundary changes.



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

November 11, 1998

TC-CAP(A)

Ms. Judith Bishop
Trustee, Wards 1 and 2
Hamilton Board of Education

Dear Ms. Bishop:

Re: Hamilton School Closures – Comments from CAPIC

The Central Area Plan Implementation Committee (CAPIC) is a sub-committee of the Planning and Development Committee. Attached is a summary of its mandate and focus.

The Committee met on November 5, 1998, to discuss the proposed closure of several Hamilton schools, especially in the lower City. Members raised concerns about the impact of possible school closures on the local neighbourhoods, and on accessibility to schools, especially for younger children. Community involvement and creative ideas are considered important in making major decisions such as this matter.

As a result, CAPIC passed the following motion at the November 5, 1998 meeting:

The Central Area Plan Implementation Committee (CAPIC) is a group representing a wide range of community interests. CAPIC seeks to participate with the School Board in any proposed School Review Committees that may be established to review school closures, and to assist the School Board to identify solutions regarding this matter.

As you are aware, the membership of CAPIC includes representatives of various community interest groups in the downtown area, including various neighbourhoods, business groups, realtors, aldermen, and other stakeholders. As such, the committee feels it is able to provide a diverse and balanced perspective regarding issues affecting downtown and the central area.

In addition, CAPIC members commend the Hamilton Board of Education for the stand it has taken regarding the school closures that were threatened.

Please call Mary Pocius at 522-1778 should you wish to discuss this matter.

Yours truly,

A handwritten signature in cursive script, reading "Mary M. Pocius", is written over the typed name.

Mary Pocius, Chairperson
Central Area Plan Implementation Committee

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 1998 November 10

REPORT TO: Tina Agnello, Secretary
Planning and Development Committee

FROM: Mary M. Pocius
Chairperson, Central Area Plan Implementation Committee

SUBJECT: Hamilton Community Correctional Centre – Proposed Location

RECOMMENDATIONS:

- a) Since Hamilton is in the process of revitalizing the downtown, and reestablishing a plan for this area, that a decision on the location of the Hamilton Community Correctional Centre be deferred until the preparation of the Downtown Secondary Plan is complete; and,
- b) That the City consider possible sites that it could offer for the Community Correctional Centre, as an alternative to the recommended site at 126 Main Street East.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

BACKGROUND:

The Central Area Plan Implementation Committee (CAPIC) is a sub-committee of the Planning and Development Committee. Attached is a summary of its mandate and focus, which is primarily to advise on matters in the Central Area.

CAPIC met on November 5, 1998 to discuss the proposed Hamilton Community Correctional Centre, and the recommended site at 126 Main Street East. Concerns were raised about the location of this facility in the downtown core, particularly in the context of downtown revitalization efforts and specific developments proposed near the recommended site. Other concerns were also raised about safety and security in neighbourhoods near the proposed centre; and the number of parolees anticipated to be visiting parole offices in the centre on a regular basis. The number of existing care facilities and social service agencies in the downtown core is already felt to be high.

As a result of these discussions, CAPIC adopted the following resolution:

Since Hamilton is in the process of revitalizing its downtown, and reestablishing a plan for this area, CAPIC requests that a decision on the location of the Hamilton Community Correctional Centre be deferred until the preparation of the Downtown Secondary Plan is complete.

It was requested that this motion be forwarded to the Planning and Development Committee, the Downtown Partnership, and other parties including the Solicitor General.

There was also discussion about other possible sites, which might exist for this facility, especially outside of downtown. The facility would be permitted in a number of zoning districts, which are also located outside of downtown, assuming the other criteria can be met. It was asked whether the City might have surplus lands available which could serve this purpose. As a result, a further motion was passed, regarding actions, which the City could carry out to help identify alternative locations for this facility:

It was moved that the City consider possible sites that it could offer for the Community Correctional Centre, as a alternative to the recommended site at 126 Main Street East.

This motion is to be forwarded to the Planning and Development Committee.

CONCLUSIONS:

The two resolutions noted above are therefore being forwarded to the Planning and Development Committee for information and action, and to other affected levels of government and agencies as required.

cc. Hon. Stan Keyes, M.P., Hamilton West
Hon. Andy Scott, Solicitor General of Canada
Patrice Valeriano, Community Corrections Integration Program
Marlene Coffey, Downtown Coordinator
Members of the Downtown Partnership

DOWNTOWN FUNDING PROGRAMS

1. Commercial Property Improvement Loan Program

- Interest-free loans to improve commercial buildings in the downtown core, for exterior and interior improvements, such as roofing, windows.
- Maximum loan of \$45,000 for exterior, and up to \$30,000 for interior, based on \$10,000 per business paying BIA levies.

1. Hamilton Downtown Convert/Renovate-to-Residential Loan Program

- Interest-free loans to convert vacant commercial space above stores into apartments, or to bring existing apartments in commercial buildings up to Property Standards and Fire Code.
- Maximum loan of \$20,000 per unit, to maximum of 8 units per property.

1. Gore Heritage 2000 / Core Heritage 2000

- Matching grant programs for restoration and improvement of downtown building facades, in keeping with Gore Heritage Design Study.
- City will match heritage restoration costs, on a dollar to dollar basis, up to a maximum of \$75,000 per deeded property.

1. Community Heritage Trust Fund

- Loans for buildings designated under the Ontario Heritage Act, for restoration of historic exterior facades and interior designated features, also repair of structural elements.
- Loans of \$15,000 per property; up to \$20,000 with heritage easement.

1. "Open For Business" Development Incentives

- Refunds of fees in the Downtown area for numerous types of approvals and permits; no development charges; no parking requirements. Fees are refundable if building permit issued by Sept 1, 1999
- Individual fees and charges vary widely, up to a maximum of \$2,300 each for zoning by-law amendment and Official Plan amendment.

STATUS OF DOWNTOWN PROJECTS

- **HERITAGE FUNDING PROGRAMS**

Gore Heritage 2000 Program (for heritage buildings facing Gore Park): 3 completed projects; 14 applications in process.

Core Heritage 2000 Program (for heritage buildings in the downtown: Hunter St. to Queen St. to Cannon St. to Wellington St.). Opened Dec. 8, 1998: 20 applications in process; 19 additional interested parties.

- **DESIGNATED BUILDINGS: HIGH PRIORITY ISSUES**

CN Station (designated under the federal Heritage Railway Stations Protection Act and under the Ontario Heritage Act in 1995) Vacant; High Priority for new use. CN is in process of selling station to private owner; federal permission through an Order in Council requires a Heritage Conservation Easement to be signed with the Ontario Heritage Foundation; land severance approved. Monitoring and co-ordinating process. Building subject to further deterioration due to lack of heating and vandalism. Proposal to remove two remaining ramps from concourse rejected by the Historic Sites and Monuments Board of Canada.

Lister Block, 28-44 James St. North (designated in 1996) Vacant; High Priority for new use. Heritage anchor block in downtown. Building subject to further deterioration because of lack of heating, broken windows, vandalism. Purchased by LIUNA (Labourers' International Union of North America) along with adjacent properties but development plans still unknown. \$10,000 grant awarded from the Core Heritage 2000 Program to have the windows properly boarded up. Under consideration for recognition as a National Historic Site.

Victoria Hall, 68 King St. East (designated in 1984 under the Ontario Heritage Act; NATIONAL HISTORIC SITE) Vacant; High Priority for new use. Located on prime site next to the new Courthouse on Gore Park. Only commercial building in Hamilton rated a National Historic Site, due to its rare handcrafted sheet-metal facade. Building subject to further deterioration due to water penetration. Awarded federal matching grant for restoration of facade. Monitoring, promoting and on-going discussions with interested parties.

New Hamilton Courthouse (designated in 1993; in process of conversion and new construction). On-going monitoring of work in progress. Site visit for LACAC.

St. Mark's Church, 120-130 Bay St. South (designated in 1995) City-owned; Vacant; currently roof in need of repair. City approved repair of roof-- damage caused by freak accident during a wind storm on 28 March 1998 when roof of the adjacent apartment building mechanical penthouse blew off and crashed through the church roof. Monitoring, promotion of building, and on-

going discussions with interested parties. A public Call for Proposals intended after roof is repaired.

252 James Street South (designated in 1987). LACAC/ Council approval of Heritage Permit for installation of sprinkler system in designated entrance lobby.
Tivoli Theatre, 108-112 James Street North (designated in 1990). Currently leased by Vision Productions for use as a community facility for live theatre. Letter sent to the Historic Sites and Monuments Board of Canada requesting its evaluation as a National Historic Site. (December 1998).

- **DOWNTOWN SECONDARY PLAN**

- SWOT workshop was held January 13th and was well received. Documents from the workshop being finalized for distribution to the attendees.

- **ENTERTAINMENT CENTRES**

- Council approved sub-committee report; negotiations underway with Canderel.

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c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

**URBAN
MUNICIPAL**

NOTICE OF MEETING AND AGENDA

DATE: Thursday, March 11, 1999

TIME: 4:30 p.m. - 6:00 p.m.

PLACE: Room 219, City Hall

URBAN MUNICIPAL

MAR 15 1999

GOVERNMENT DOCUMENTS

AGENDA

1. Chairpersons' Remarks
2. Minutes of February 11, 1999 CAPIC Meeting
3. Business Arising
 - a) Provincial Courthouse - Letter re Heritage Lobby
 - b) Community Correctional Centre - Public Participation
 - c) Social Service Plan - Report re proposed review
4. BARC Workshop on Harbour Connections to Downtown - Report
5. Heritage Assessment Review - Bring report distributed at last meeting and please be prepared to discuss
6. Urban Entertainment Centre - Report by Staff (to be confirmed)
7. Status Reports
 - a) Heritage Initiatives
 - b) Other
8. Other Business
9. Members Reports
10. Next Meeting - Date to be Discussed - April 8 or May 13

If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160.

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTES

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

Room 219, Hamilton City Hall

Thursday, February 11, 1998

MEMBERS ATTENDING

Mary Pocius - Chairperson
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McMaster University
Senior Citizens Council
Social Planning & Research Council
Corktown Neighbourhood

STAFF AND OTHERS

Ald. Andrea Horwath
Joanne Hickey-Evans

Alderman, Ward 2
Planning Department

Nina Chapple
 Bill Janssen
 Vanessa Grupe - Coordinator

Planning Department
 Planning Department
 Planning Department

1. Chairperson's Remarks

Mary Pocius welcomed all to the meeting, and introductions were made.

2. Heritage Impact Assessment

Joanne Hickey-Evans provided an overview and the draft report which will go to the Planning and Development Committee in April. This Official Plan Amendment will require a heritage impact assessment for designated buildings; listed buildings; listed open spaces, vistas or cultural landscapes; and sites within Heritage Conservation Districts. Adjacent properties are also included. Reviews would be done by a heritage planning consultant, for developments with major impacts, namely outside impacts. The Auchmar proposal would have required heritage impact assessment, as would proposals for the HPH, Chedoke, etc. The proposed model is based on the approach used in Kitchener, following a review of other cities.

Russell Elman noted that Durand Neighbourhood Association is supporting the Heritage Impact Assessment proposal. Comments on this report can be provided to Joanne for inclusion, or go as a separate CAPIC report to P & D. CAPIC will meet in March, to resolve their position on this matter. Gil Simmons asked for a list of the 3,000 designated and listed buildings in the City, which will be provided

3. School Closures and Funding

There are 9 zones are proposed for elementary schools, and 5 for high schools, for the public school board. Possible closures and threatened schools have been identified. Each school has been asked to prepare written documentation if they disagree with the proposed boundaries. A meeting will be held on February 18 regarding zone boundaries, and then catchment areas will be established for zones. Schools are important to the viability of downtown neighbourhoods, which are represented on zone committees. CAPIC offered to help school review committees.

4. Heritage Initiatives – Status

a) Lister Block

LIUNA is discussing with the City obtaining grants through the Façade program. Plans and use for inside the building are unknown, the building may be gutted, but the façade will be retained. The annex next door to the Lister building is included, as well as 35-37 King William Street.

b) CN Station

The Station is in the process of being sold. A provincial report is needed on soil quality and contamination. The owner must sign a heritage easement to protect the building, as a condition of the Federal government. The use is not known at present. A previous request was for a banquet centre. A severance and further

rezoning may be needed. Soil remediation has started, along the former tracks, and east & west of the building. The exterior is not to be changed, but the inside will. The years without heat have damaged the marble and terrazzo features. The building is out of municipal control now, with the province.

c) St. Mark's Church

Several groups have been through the building. A call for proposals is to be done, so that all interested parties can submit proposals for review. It was felt by the Committee that Durand and possibly CAPIC should be involved in the review of proposals. Much work needs to be done to make the building usable.

d) Restore the Gore and Core

The Gore program has been open for 1 year, and there are 14 active applications and 20 more interested parties. The Core program, opened in December 1998, has 21 applications and 20 more interested parties. The effects of these programs should be felt by the end of summer. Many people have been looking at demonstration models for loft apartments.

e) Provincial Courthouse – Can CAPIC inquire about public use of the Courthouse lobby, in light of the extensive restorations which have been carried out to this great heritage treasure (recent Spec article). In Vancouver, a similar lobby is accessible to the public. Security was raised as a possible concern, but it was felt this can be overcome. The main floor is not handicapped accessible. Provision of public washrooms would also be desirable, and can be requested.

Action: Staff will write a letter to the Provincial government regarding this.

f) Imperial Building – The building at 25 Hughson Street has had the interior gutted, and the exterior top floor will be rebuilt. A developer was looking at loft apartments here, or may look at offices with a loft appearance.

g) Federal Office Building – The Revenue Canada offices which are being relocated require about 200,000 square feet. The proposal call closed in January, with 15 – 18 proposals received. These will be short-listed and detailed proposals looked at. The old Federal Building at Caroline may be of some interest for housing. Some members felt that it is desirable to encourage them to locate this building on the east side of James Street. The Downtown Secondary Plan will likely be making some recommendations regarding the creation of an Office Precinct. It was suggested that CAPIC could write a letter to Public Works Canada concerning the proposed location of the new Federal Office building in this regard.

5. Hamilton Community Correctional Facility – Site Location

There was discussion about this week's news that the Federal government will be deferring a decision on the location of this facility for a while, and using the existing facility at 94 York Boulevard in the meantime.

A process will be initiated to identify and evaluate alternative sites. This will presumably include public participation. It was suggested that CAPIC has a

great deal of experience in public participation, and assistance in this regard could be offered. Motion: Moved by Gil Simmons, seconded by Brenda Mitchell and carried, that CAPIC assist the City in providing comments to the Federal government regarding on appropriate public process (for the selection of a site for such a facility). This motion could also be forwarded to AMO and FCM. This could be done by means of a report to P & D. It was later decided by Mary and Vanessa that they would prepare a draft letter to the Mayor, ccs to Aids. Horwath and Corsini, asking that CAPIC be considered and included on the committee he is establishing to look for new sites for the facility, and that CAPIC's expertise be offered regarding any public process on location of this facility.

Members noted it is desirable to balance the needs of communities with the needs of users of social facilities. It is felt that a Social Service Plan would help to ensure that such uses are well distributed within the City and Region, at densities that are not too high, with greater advance planning of these facilities. Motion: Moved by Helen Kirkpatrick, seconded by Russell Elman, and carried, that there should be a Social Service Plan for the City of Hamilton. This motion is to be forwarded to the Planning and Development Department. It is related to item c) of the February 9, 1999 Council resolution on the Community Corrections Centre. (see attached). This item deals with a proposed study of land use planning policies regarding locations for places of detentions, short-term care facilities and residential care facilities in the City and Region.

6. Urban Entertainment Centre

Mary Pocius would like to invite Canderel to the next CAPIC meeting in March. Negotiations with them are ongoing, and this is a sensitive matter. There was brief discussion about the pros and cons of such a use in Hamilton's downtown. Mary Pocius distributed an article on Megamalls, as an example of entertainment centres. The invitation of Canderel to the next meeting will be confirmed.

7. Adjournment

The meeting was adjourned at about 6:50 p.m. The next meeting was scheduled for March 11, 1999.



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

March 3, 1999

TC- CAP(A)

Ms. Cathy Hiuser
Manager of Court Operations
Unified Family Court
55 Main Street West
Hamilton, Ontario
L8P 2Z3

Dear Ms. Hiuser:

Re: Provincial Court – Public Use of Heritage Lobby

The Central Area Plan Implementation Committee (CAPIC) is a sub-committee of the Planning and Development Committee of the City of Hamilton, established primarily to advise on planning-related matters. Attached is a copy of this committee's role and mandate.

CAPIC is very excited about the major renovations to the former Post Office at 10 John Street South in Hamilton, for use as the new Provincial Courthouse. The restored building is anticipated to add momentum to the revitalization of downtown Hamilton.

Provision of public access to the heritage lobby on the east side of the building is of interest to the members of our committee. As was noted in a recent Paul Wilson article in the Hamilton Spectator (copy attached), the lobby has been carefully restored to its original grandeur. However, it is understood that public access to this area will be limited, in part due to security and cost considerations.

CAPIC at its meeting of February 11, 1999 requested that inquiries be made concerning public access to this heritage lobby. There were also questions about the extent to which the building will be accessible to the handicapped. In addition, the provision of public washrooms within the downtown area has long been identified as a need, and it was asked whether the courthouse may be a potential location for such facilities.

We understand from discussions with Jack Le May of Knorr Ltd. Architects that doors which formerly opened to this lobby, on the south and east sides, are proposed to be closed. This is due in part to the cost of security features such as metal detectors, X-ray scanners and related staff which would be required to keep these doors open. He also clarified that the entire building will be handicapped accessible.

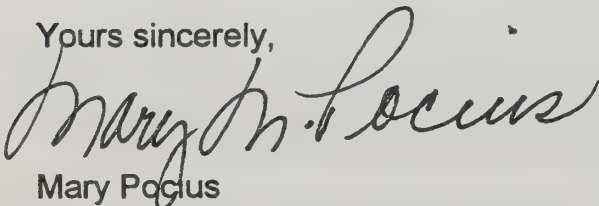
Our members point out that there is a similar courthouse lobby in Vancouver which is accessible to the public, which is a great asset to the community there. The attached article notes a number of potential uses for the lobby, including a justice museum, art displays, exhibits and receptions, etc., in addition to providing through access to members of the public for casual viewing of this heritage gem.

The matter of public washrooms is understandably an issue with wider-reaching implications. Any comments you may have on this matter would be appreciated.

The members of CAPIC appreciate the need for adequate security in this building, but would also like to see public access opened up as much as possible, and creative use made of this lobby. We would be pleased to discuss with you options and approaches for improving public access. We may also be able to put you in contact with local groups which may be interested in using or viewing the heritage lobby.

Accordingly, this letter is being forwarded to extend any assistance which we can provide in this regard, and to request your comments regarding these matters. Please feel free to call Mary Pocius at 522-1778 to discuss these matters further. Thank you.

Yours sincerely,

A handwritten signature in cursive script, reading "Mary Pocius".

Mary Pocius
Chairperson, CAPIC

cc. Ms. Joanne Spreit, Regional Director of Courts Administration
Matt Veskimats, Director of Facilities, Office of the Attorney General
Ms. Diane Dent, Chairperson, Hamilton LACAC



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE
a Subcommittee of the Planning and Development Committee
c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

March 3, 1999

TC- CAP(A)

Mayor Robert M. Morrow
City Of Hamilton

Dear Mayor Morrow:

Re: Assistance from CAPIC Regarding Public Process for HCCC Site Review

As you know, the Central Area Plan Implementation Committee (CAPIC) is a sub-committee of the Planning and Development Committee, established primarily to advise on planning-related matters.

CAPIC is pleased that the Federal Government has decided to allow additional time to review the location of the proposed new Community Corrections Centre. We understand that a committee will be established to review the location of the proposed facility.

We have been involved with public participation approaches for many years, and feel that we have a good understanding of valid public participation processes and approaches. We would like to offer the expertise of our Committee members, and the committee as a whole, as a resource to yourself and the City in this review.

At the last meeting of CAPIC, which was held on February 11, 1999, it was moved that CAPIC assist the City in providing comments to the Federal government on appropriate public process for site selection review for the proposed Community Correctional facility.

Accordingly, this letter is being forwarded to extend any assistance which CAPIC can provide in this regard. Please feel free to call Mary Pocius at 522-1778 to discuss this matter further. Thank you.

Yours sincerely,

A handwritten signature in cursive script, reading "Mary M. Pocius", is written over the typed name and title.

Mary Pocius
Chairperson, CAPIC

cc. Alderman Andrea Horwath
Alderman Ron Corsini

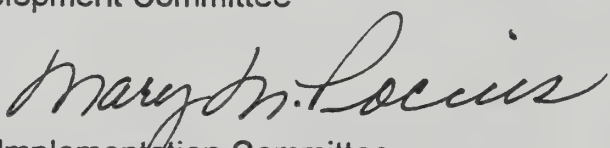


CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE
a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

DATE: 1999 March 3
TC-CAP(C)

REPORT TO: Tina Agnello, Secretary
Planning and Development Committee

FROM: Mary M. Pocius 
Chairperson
Central Area Plan Implementation Committee

SUBJECT: CAPIC Support for Proposed Review of
Social Service Facilities

RECOMMENDATIONS:

- a) That CAPIC request the Planning and Development Committee to direct staff to undertake a Social Service Plan for the City of Hamilton, as part of the review of planning policies related to the Hamilton Community Correctional Centre; and,
- b) That if a full-scale social service plan cannot be undertaken, CAPIC would support the proposed study of land use planning policies regarding places of detention, short-term care facilities and residential care facilities for all lands within the City of Hamilton and the Region.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

BACKGROUND:

The Central Area Plan Implementation Committee (CAPIC) is a sub-committee of the Planning and Development Committee, established primarily to advise on planning-related matters in the Central Area. CAPIC, at its meeting of February 11, 1999, discussed the proposed location of the Hamilton Community Correctional Centre. This facility was to be relocated from 94 York Boulevard to 126 Main Street East, but the relocation is presently under review.

One of the major concerns CAPIC has regarding the proposed correctional facility is the existing burden of care facilities and social services in the downtown and surrounding neighbourhoods. The number of such facilities in Wards 2 and 3 is particularly high. As a result, CAPIC feels that the downtown is not an appropriate

location for further care facilities and related uses. Directing these elsewhere would help ensure an equitable distribution of facilities throughout the City and Region.

As a result of these discussions, CAPIC recommended at its February 11, 1999 meeting that there should be a Social Service Plan prepared for the City of Hamilton and the Region. This would be an overall plan to identify where all social services and facilities should be located, including proposals such as the community corrections centre. It was requested that this motion be forwarded to the Planning and Development Committee, which is the purpose of this present report.

City Council had discussed the Hamilton Community Correctional Centre at a Committee of the Whole meeting on February 9, 1999, with several recommendations, including the following:

- c) That the General Manager of Community Planning and Development be directed to undertake a study in respect of land use planning policies concerning places of detention, short-term care facilities and residential care facilities for all lands located in the City of Hamilton and the Region of Hamilton-Wentworth.

Planning and Development Department staff are identifying the approach for undertaking this study requested by Council. A terms of reference is being prepared by staff, which is the subject of a separate report.

CAPIC would prefer to see a more thorough plan prepared addressing all types of social services. However, the proposed review will be limited to social service facilities which are residential in nature, including places of detention, short-term care facilities and residential care facilities. This is due in part to the nature of time and resources which can be made available for such a study.

CONCLUSIONS:

CAPIC has indicated support for the preparation of an overall Social Service Plan for the City and Region. However, in the absence of such a study, CAPIC is in support of the proposed study of land use policies regarding places of detention, short-term care facilities and residential care facilities for all lands within the City of Hamilton and the Region of Hamilton-Wentworth.

BARC – HARBOUR CONNECTIONS
WORKSHOP: DOWNTOWN to HARBOUR LINKS
and NEIGHBOURHOOD LINKS

February 20, 1999

Prepared by:

David Connell, Community Animator
Ontario Healthy Communities Coalition

Facilitators:

David Connell, Ontario Healthy Communities Coalition, Community Animator
Shiona Sommerville, Graduate student, Landscape Architecture, Univ. of Guelph

This workshop provided an open environment to share ideas about how to link the harbour, the North End neighbourhood, and the City's downtown. Given the high level of enthusiasm and animated participation, it appears the workshop was successful. The hope of the participants is that their idea may now influence public policy. They left wondering how this information will inform others and the decision making process.

Everyone in the workshop benefitted from the large number of local residents present. The personal perspective combined with the expertise of the Resource people led to very interesting outcomes. The most striking outcome was the size of the 'gap' between Downtown and North End. This gap emerged as the greatest barrier to linking the downtown with the harbour. As one participant expressed, the challenge is to create links that go *through* the area, but do not *bound* the area.

The following points came from the information collected from all of the groups' exercises:

- There are no shopping locations within gap;
- The most travelled routes form natural links;
- Several points of interest exist along the natural links;
- All groups expressed tremendous desire for more greenery; and,
- All groups want to change the major one-way streets to two-way streets.

Here are some other points of interest that emerged from the groups' work:

- There were several perceptions of what defines "downtown"; a core downtown was identified;
- The North End and Downtown overlap only when the broadest perceptions of boundaries are considered;
- Downtown is not constructed on a human scale – need to bring things down to eye level;
- There are several concerns about safety (walking, bicycling, stopping);
- There is a desire to make Hamilton more bicycle friendly;
- No perimeter road – "it would *destroy* links";

- There were many ideas about improving levels of activities, specifically in the harbour area (e.g., boat, bicycle rentals; improve public access for boaters);
- Several ideas were captured about how to improve specific streets; and,
- Historical lighting and signage were common ideas about enhancing links.

Overview of Process Used During Workshop

The participants (approximately forty) were divided in groups of ten people around four tables. A facilitator volunteered from each table to help lead the group and to ensure everyone had the chance to speak and be heard.

Each group generated two maps as the outcome of responding to a series of questions (see attached). Each group answered the same questions. These responses were captured in graphic and text form on maps. The first map focussed on travelling in the area (walking, bicycling, shopping, parking). Special places were also captured on this map. This included meeting places, eyesores and lookouts.

A second map asked each of the groups to define the boundaries of the three areas: the harbour, the North End neighbourhood, and the downtown. Once the boundaries were drawn, people were asked to identify overlaps/gaps between the areas, as well as links. These 'natural' links appeared as existing corridors based on travel patterns and area boundaries.

Within this framework, participants at each of the tables shared ideas about how to create or enhance the links. This information was captured on the maps and in notes submitted at the end of the workshop.

Outcome:

The above process produced eight maps, two per group. These maps were then assimilated into one map. This final map captures the dominant features and points of the individual maps and groups discussions. This composite clearly illustrates the gap that exists between downtown and the North End. Important links show how this gap may be bridged, including possible relationships with special places (e.g., lookout points, historic buildings) and potential barriers (e.g., eyesores).

The notes from the discussions are contained in this report. These notes offer many specific ideas about enhancing the links and improving the area.

NOTES FROM TABLE DISCUSSIONS

Group A

- No perimeter road.
- perimeter road would destroy links from downtown to bay
- Circumvention of truck traffic from residential areas.
- enhanced transit pass system
- transit links to parks, RBG, etc.; handicap accessibility
- historical preservation in neighbourhoods (homes); enhancement
- traffic calming for residentialization
- tree planting programs!
- more beautification, e.g., lights, greenery everywhere
- historical lighting
- complete Ferguson Plan
- Bay Street – there is agreement that it is a mess
 - island at entrance to Bayfront Park
 - widen sidewalks and bicycle lanes north of docks
 - greening
- underground lines/wiring; bury overhead wires
- when putting in new streets, put sewers in first – upgrade sewers
- people parks – expanded facilities for all ages
- link pedestrian and bicycles; not bicycles and cars; separate bicycle lanes from traffic
- two-way streets
- trees! trees! trees! green! green! green!
- In Spain, saw a wide road with houses on each side, multiples and homes that had a centre island with a road on each side that was turned into a people place all the way to the ocean. At the top was a playground for roller blading, next to a tennis court, below that was a small park and museum. Then as you approached the city centre, near ocean, was green space and benches. (drawn on map)
- change zoning to decrease industrial sites and lessen social service concentration in downtown.
- more flowerbeds, green space, trees
- enforce property standards, e.g., garbage
- enhance marina as link between parks
- enforce clean up of marina – enforce conditions of lease
- beautify empty space along Strachan on railroad side
- eliminate billboards at Strachan and Bay
- Trim shrubs along north side of rail road to allow view of Custom House. It should have a commanding presence!
- Along York Blvd between high level bridge and Dundurn, trim shrubs (sumac) at top of bluff to open views to the bay – if people can see it they will care more about it.
- the focus area should be expanded – include all downtown neighbourhoods, from the mountain to the bay!!
- historical street signs for all downtown neighbourhoods (sample drawn on map)

NOTES FROM TABLE DISCUSSIONS

Group B

- two-way streets on York, Cannon, Bay, James, John
- join green link along CNR tracks with Ferguson Ave. to produce scenic walk to Bayfront Park
- give us a green link from York and Bay to Harbourfront Park by developing the ethnic gardens with pedestrian and bicycle paths. Do it without removing existing homes.
- entrance to market is unattractive
- link Eaton's and Market with withside stalls on York
- create a walkway (and bicycle path) going through un-used lands, protecting and enhancing existing properties
- preserve and develop buildings around Cannon, Catherine, Mary streets
- need to keep heritage alive
- stop tearing down interesting architecture and replacing with box buildings or parking lots
- need trees and visual interest downtown (i.e., windows into shops – blank wall at Eaton Centre)
- beautify parking lots with trees and flowers
- community gardens in un-used lots
- people scale urban environment (e.g., lighting, interesting walks, stuff at eye level)
- add bicycle paths to Main, King – all major streets – SAFELY

NOTES FROM TABLE DISCUSSIONS

Group C

- link through areas, do not bound
- east-west access – safe for bikes and walking
- people on the escarpment are cut off
- downtown has no human scale
- downtown has no green
- there is a void and safety issue down 'Bay St' – image problem
- Dundurn St might be a good boundary road to west
- Jackson St has nice potential
- What is downtown?
 - intensity of commercialisation
 - mixed use
 - what it means depends on where you live (i.e., if you live on mountain)
- north of tracks is "Near North End"
- need more cross walks
- James St. – enhance, already good; street culture
- Is Westdale part of downtown? need links to Westdale
- Need connection from downtown to East End, Main to Sherman
- need links to escarpment
- more setback of buildings from street front
- two-way streets
- Bay St is a problem – an eyesore
- walking trails are disjointed
- need to beautify Cannon – main corridor into city (signage)
- need link/access from Dundurn
- little shopping – but potential (noted in red on map)
- residential areas form pockets around downtown; voids in between
- CN station has potential
- Ideas:
 - historical lighting
 - trees – spots and corridors
 - buffer between street and pedestrians
 - benches
 - paddle boats, canoe rentals
 - fishers piers by restaurants
 - winter activities – skating rink; festivals
 - bring market outside
 - more public consultation when initiatives/proposals put forward
 - create little nodes where you could safely park your bike and get around. This could possibly include work-out stations and be incorporated into the trail system. Safe washrooms, lockers; bike and roller blade rentals
 - street corridors through Jackson Square to connect York to King St.
 - year round ice rink in downtown

BARC: Harbour Connections – Downtown-Neighbourhood-Harbour Links

- HMCS Star could be transferred back to the City when no longer needed
- create more access across rail road tracks from Dundurn Park area to Waterfront trail; move it to East Port
- a ferry to LaSalle Park?
- eliminate physical barriers to walking from downtown to waterfront
- Bay St – free shuttle; remove eyesores; enhance street culture
- more garbage cans and recycling cans; enforce litter laws
- links to Great Lakes; transient boaters need a nice public marina
- public education about environmental issues (e.g., fish)
- we need a rep theatre; bring back the Broadway
- Market needs a coffee shop
- downtown needs a book store

NOTES FROM TABLE DISCUSSIONS

Group D

- Enhance streets:
 - James – make it a two-way street and improve it
 - Bay – two-way; lots of improvement
 - Queen – two-way
- No 6- or 4-lane highway between harbour and downtown
- terminate planning for perimeter road in North End
- lots of native planting
- cut off one lane of traffic for bike lane
- plant, plant, plant
- refer to Maple Ave in Burlington and contact City Hall in Burlington with respect to widening Guelph Line and how they propose to encourage bike and pedestrian travel (Class Environmental Assessment public meeting on the topic)
- create bike and sidewalk paths to encourage travel down Bay, etc., to the waterfront (see drawing on map)
- Two-way/one-way issue need not be either-or
 - King St – two-way for pedestrians, shoppers, etc. whose destination is downtown
 - Main St – one way (for easy access to/from downtown)
 - York-Cannon-Wilson – one way (for easy access to/from downtown)
 - John St. N., Wellington S – one way
 - James St., Bay St. – two way, pedestrian friendly

BARC: Harbour Connections

Workshop A: Downtown to the Harbour and Neighbourhood Links

Objective:

- to create an environment that values individual ideas and provides a forum
- to share these ideas
- to give people an opportunity to influence public policy

Facilitators:

David Connell, Ontario Healthy Communities Coalition, Community Animator
Shiona Sommerville, Graduate student, Landscape Architecture, Univ. of Guelph

Mapping Exercises

Map 1. TRAVELLING

- Where do you shop? (red)**
- Where do you walk? (green)**
- Where do you ride public transit? (yellow)**
- When you drive, where do you park? (blue)**

Map 2. SPECIAL PLACES

- Identify places you feel are special (asterisk)**
- Where are the look-out points? (eye)**
- Where are good spots for fishing? (fish)**
- Where are the meeting places for you? (circle)**
- Identify eyesores. (X)**

Map 3. LINKS

Draw the edges of (1) the downtown, (2) north end neighbourhood, and (3) the harbour

- Where do the areas overlap? (red)**
- Where are the gaps between areas? (blue)**
- What 'natural' links exist between areas? (green)**

C. IDEAS

How can these links be created or enhanced?

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE
a Subcommittee of the Planning and Development Committee
c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

**URBAN
MUNICIPAL**

URBAN MUNICIPAL

APR 19 1999

March 31, 1999

To All Members of CAPIC

GOVERNMENT DOCUMENTS

TC- CAP(A)

Dear Members:

**Re: Resolutions and Actions Arising From March 11, 1999 Meeting
Next Meeting May 13, 1999**

CAPIC met on March 11, 1999. Attached is a brief summary of matters discussed at the meeting, actions arising, and the status of various items.

Matters of note include the floor plans for the Hamilton Courthouse, which are attached. Also attached is correspondence from the Office of the Municipal Clerk regarding vacancies on two City Boards. This notice is being circulated to all members of citizen committees in the event they are interested in applying. Other material regarding these items will be forwarded later, with the next agenda package.

For your information, the **next meeting of CAPIC will be held on Thursday, May 13, 1999 at 4:30 p.m. in Room 219.** There will be no meeting on Thursday, April 8.

Please call Vanessa Grupe at 546-4160 should you have any questions regarding these matters. Thank you.

Yours sincerely,

A handwritten signature in cursive script that reads "Vanessa Grupe".

Vanessa Grupe, Planner
CAPIC Coordinator

Resolutions and Actions Arising From March 11, 1999 CAPIC Meeting

Urban Entertainment Centre - Mary Lou Tanner provided a report which answered many questions. CAPIC expressed strong interest in getting more information as soon as possible. Concerns re shortage of information to date, \$10,000 to be spent on study, etc. Mary Lou will advise as soon as plans are available for CAPIC to see.

Provincial Courthouse – Vanessa reported on letter sent to Courthouse regarding access to heritage lobby, concerns of Courthouse/Ministry staff re added cost for security at extra doors. Copy of floor plan to be sent to CAPIC members (attached). Mary and Vanessa awaiting response to letter sent to Courthouse officials

Corrections Canada – Vanessa reported that appropriate staff of Corrections Canada contacted by City re meeting to discuss site location. They are unable to discuss potential relocation of site due to Manulife suit, which may not go before the courts for another 3 months. Vanessa will provide copy of Manulife suit to members (to follow).

Social Service Plan – Vanessa reviewed report to P & D, will provide staff report to members when available, after March 19. Study was approved at March 24 P & D.

BARC Workshop – Gil Simmons provided her summary report on recent workshop, and suggested that a sub-committee be set up to discuss James and Bay St. N. between the downtown and the Bay. Gil, Russell and Richard will meet on Tues. March 16 at 9:30 am at Gil's to discuss this matter. Vanessa has info. from Community Renewal on various funding programs which may be available for improvements here. A second meeting was held on March 25; report to follow; to meet with other stakeholder groups.

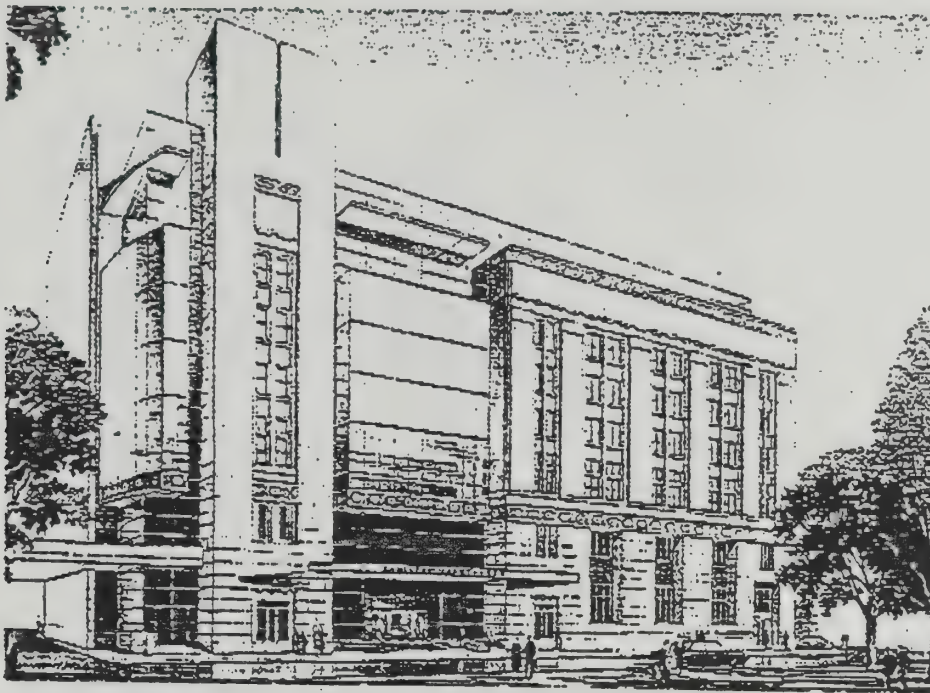
Heritage Impact Assessment – CAPIC moved to support the recommended policies in principle. Concerns were expressed about the need for sufficient "teeth" or enforceability in these policies. Procedures should be designed to minimize impacts on developers as outlined in the disadvantages in report, such as additional time and cost. Vanessa will prepare a report to April 7 P & D indicating CAPIC support.

Heritage Handbook – CAPIC commended heritage planning staff on this report, which is beautifully done and a great resource. Is it possible that members could obtain copies? Vanessa will check – discussion re cost of printing such reports.

CN Station – There was much discussion about the open space area in front, proposed use and design. CAPIC would like to meet with developer if possible, when appropriate. Supports the development; prefers green space in front of building (with some landscaping), rather than a parking area. Zoning application submitted in March.

Next Meeting - Will be May 13, as announced early in meeting. No meeting April 8.

THE HAMILTON COURTHOUSE



NORR Partnership Limited. Architects
Engineers, Toronto.

- . 314,000 gross square feet
- . includes 180,000 existing + 134,000 of new construction
- . 7 stories plus 1 basement level
- . 18 courtrooms, plus judicial chambers, law association offices, crown attorney offices, court support and administration space, hearing, motion and jury rooms, regional police facilities, and holding cells.
- . existing building - steel frame, load bearing cut limestone cladding;
- . new building - steel frame, limestone veneer cladding
- . 24 parking spaces below grade
- . energy conserving design
- . est. construction budget: \$64 million

Photograph depicts architectural concept: Subject to change.

Location

- . 1.2 acre site at 10 John Street, bounded by John, Main, King and Hughson Streets in the historic Gore Park district of the City core.
- . The property includes a 180,000 square foot heritage building, circa 1936

Client:

- . Ontario Ministry of the Attorney General
- . General and Provincial Divisions of the Ontario Court of Justice

Key Events:

- . Dominion Public Building acquired from Federal government: April 1991
- . Property designated as an historic structure: January 1993.
- . Construction start on selective exploratory and demolition work: March 1994. Construction of new addition begins Fall 1994
- . Target date for completion and occupancy: October 1996

Construction:

- . Phased construction management project delivery, with project control consultants
- . Construction duration: 31 months

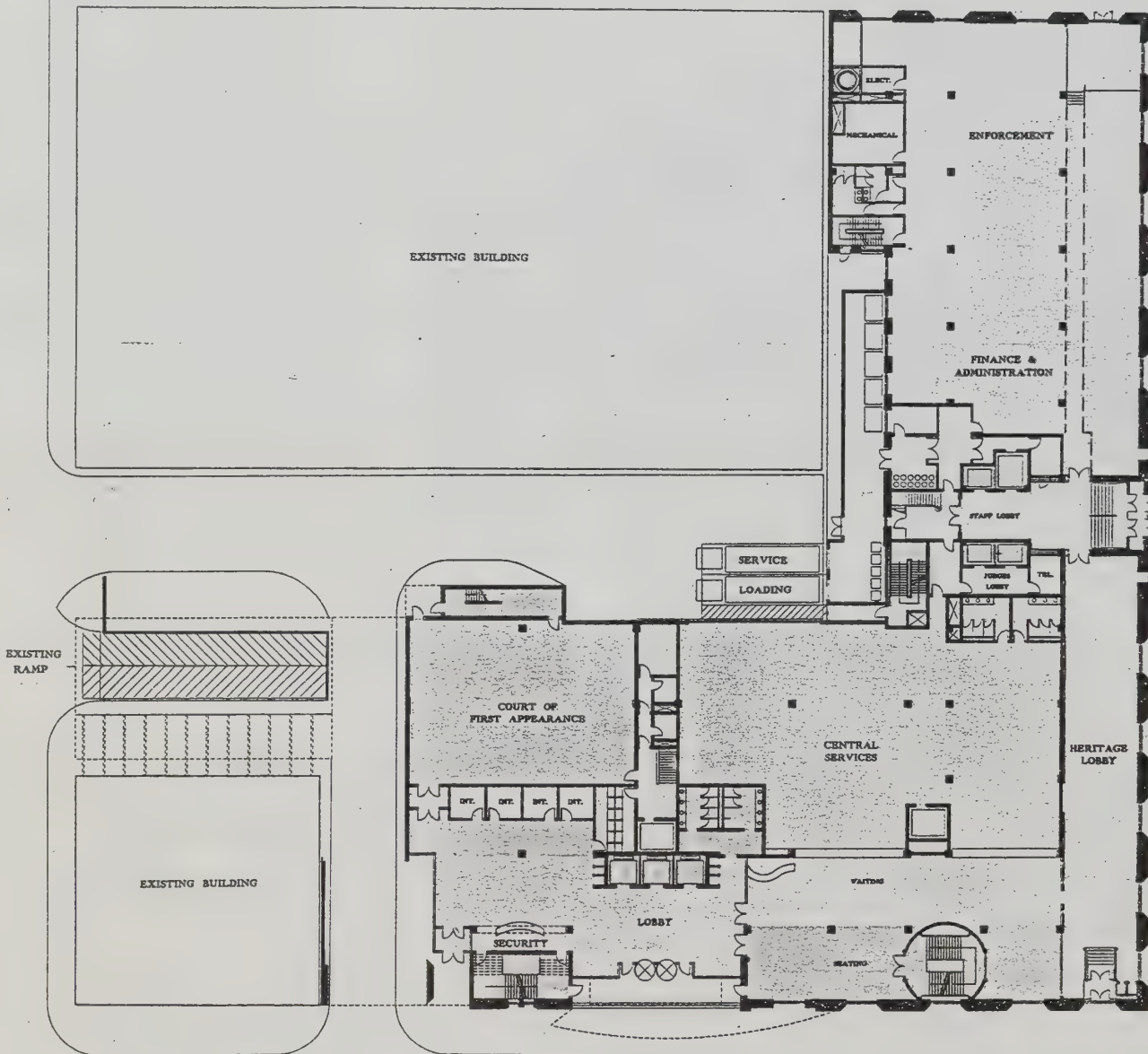
Project

Comments:

- . Project will consolidate 5 substandard court locations into one building
- . Key design challenge was to successfully integrate old and new structure with a courts program while maintaining high quality heritage details
- . Structural design of existing building will permit addition of one storey
- . New building design will permit future expansion of 4 courtrooms with support functions
- . Construction of this building is expected to create around 1600 full-year jobs.

MBS Project Manager: Gerald Doyle, (416) 326 4881

March 1994



0 5 10 20 30 50 FT

GROUND FLOOR

SD-3 92055

THE NEW HAMILTON COURTHOUSE

MINISTRY OF THE ATTORNEY GENERAL

MANAGEMENT BOARD SECRETARIAT

SCHEMATIC DESIGN

NORR PARTNERSHIP LIMITED

MAY 4, 1995

MAR 19 1999

Office of the Municipal Memorandum

Vanessa Grupe, Co-Ordinator
CAPIC
c/o Planning and Development
Department

TO: Committee Secretaries

FROM: J. J. Schatz
Municipal Clerk
Office of the Municipal Clerk

PHONE: (905) 546-2727

DATE: March 18, 1999

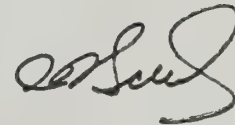
SUBJECT: Vacancies on City Boards

City Council has undertaken strategies to improve the representation of women, persons with disabilities, native persons and racial and ethnic minorities on Citizen Committees, Local Boards and Commissions of the City of Hamilton.

In an effort to inform as many interested citizens as possible, notices of vacancies, in addition to being advertised, are being circularized to all City Committees with citizen member representation.

It would be appreciated if a copy of the attached Public Notice could be sent to all Members of your Committee, Local Board or Commission for their information.

Your co-operation in this regard is most appreciated.



 attached

JJS/CT

PUBLIC NOTICE

The Council of the Corporation of the City of Hamilton will be considering the appointment of citizens to the following Boards:

Hamilton Historical Board (2 vacancies)
***Hamilton Public Library Board (1 vacancy)**

*Note: Applicants for the Hamilton Public Library Board shall be at least eighteen years old, a Canadian Citizen, a resident of the City of Hamilton, and, not employed by the Board or by the Corporation of the City of Hamilton.

All Applicants **must attend one of the following mandatory Orientation Sessions**, the purpose of which will be to outline the scope, explain the time commitment and qualifications required, and, provide a forum to answer any questions applicants may have on the Boards listed above:

Wednesday, March 31	10:00 o'clock a.m.
	4:00 o'clock p.m.
Tuesday, April 6	7:00 o'clock p.m.

The Orientation Sessions will be held in Room 233, 2nd Floor, Hamilton City Hall. Applicants who do not attend one of the offered sessions will **not** be considered for appointment.

Application forms will be available following each Orientation Session which must be completed and returned to the Office of the Municipal Clerk **no later than Tuesday, April 13, 1999.**

City Council wishes to ensure that its Committees, Boards and Commissions reflect the diverse nature of Hamilton's population and encourages all residents to consider this opportunity. Applications from women, persons with disabilities, native persons, and racial and ethnic minorities are especially encouraged.

Conflict of Interest rules will apply to all citizen members, pursuant to the Municipal Conflict of Interest Act, 1983, copies of which are available from the Office of the Municipal Clerk.

J.J. Schatz
Municipal Clerk

CAY ON HBL A05

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1999



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

May 5, 1999

TC- CAP(A)

To All Members of the Central Area Plan
Implementation Committee (CAPIC)

Dear Members:

Re: Cancellation of May 13 Meeting – Next Meeting June 10

This letter will confirm that the meeting of CAPIC originally scheduled for Thursday, May 13 has been cancelled. This is due to the workshop for the Downtown Secondary Plan to be held on May 18.

The next meeting of CAPIC will be held on Thursday, June 10, 1999 at 4:30 p.m. in Room 219, Hamilton City Hall. A full agenda package will be provided prior to this date, including several reports and information items.

Please contact Vanessa Grupe at 546-4160 should you have any questions regarding this matter. Thank you.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Vanessa Grupe". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Vanessa Grupe, M.C.I.P., R.P.P.
CAPIC Co-ordinator

CAY ON HBL A05
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1999



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE
a Subcommittee of the Planning and Development Committee
c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

NOTICE OF MEETING AND AGENDA

DATE: Thursday, June 10, 1999

TIME: 4:30 p.m. - 6:30 p.m.

PLACE: Room 219, City Hall

AGENDA

1. Chairpersons' Remarks
2. Minutes of March 11, 1999 CAPIC Meeting
3. Business Arising
 - a) Provincial Courthouse - Floor Plans and Heritage Lobby
 - b) Community Correctional Centre - Legal Suit *
 - c) West Harbourfront Plan - Status
4. Connections between Downtown and the Harbour
 - a) Minutes of CAPIC Sub-Committee Meetings *
 - b) Report to Planning and Development Committee *
5. Status Reports
 - a) Heritage Impact Assessment Process *
 - b) Federal Office Building Project
 - c) Heritage Initiatives and Programs *
 - d) Social Service Facilities Review
 - e) Hamilton Psychiatric Hospital *
6. Other Business
7. Members Reports
8. Next Meeting - Date to be Discussed - Mid-summer or September 9

URBAN MUNICIPAL

JUN 11 1999

GOVERNMENT DOCUMENTS

If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160

* Note - Attachments for several items marked * will be distributed at the meeting.



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTES

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

Room 219, Hamilton City Hall

Thursday, March 11, 1999

MEMBERS ATTENDING

Gil Simmons, Acting Chairperson
Gerry Kennedy
Brenda Mitchell
Russell Elman
Ald. Ron Corsini
Ald. Geraldine Copps
Helen Kirkpatrick
Carlo Gorni
Rick Lintack
Richard Gillespie

North End Neighbourhoods
Hamilton Real Estate Board
Stinson Community Association
Durand Neighbourhood Association
Alderman, Ward 2
Alderman, Ward 4
Central Neighbourhood
Downtown Hamilton BIA
Hamilton Society of Architects
Beasley Neighbourhood

REGRETS / ABSENT

Mary Pocius - Chairperson
Bill O'Brien
Denise Giroux
Art Lomax
John Eyles
Don Jaffray
Dick Simpson

International Village BIA
Citizen Member
Citizen Member
Hamilton Automobile Club
McMaster University
Social Planning & Research Council
Corktown Neighbourhood

STAFF AND OTHERS

Mary Lou Tanner
Vanessa Grupe - Coordinator

Planning Department
Planning Department

1. Chairperson's Remarks

Gil Simmons welcomed all to the meeting. Mary Pocius was ill and unable to attend.

2. Urban Entertainment Centre

Mary Lou Tanner noted that two meetings have been held with Canderel to exchange information. Reports are now being prepared for Council on the City strategy for dealing with Canderel. There are confidential matters related to costs, financing and site location. The preferred site cannot be disclosed due to the potential for land speculation. Lee Ann Coveyduck, General Manager of Community Planning and Development, is in charge of the project now.

Inviting Canderel to a CAPIC meeting might be a good idea once the project is further along. There will be opportunity for CAPIC to provide input regarding the project design. Good street connections are needed, and connections to buildings. Council has approved a \$10,000 study for some preliminary work on the project by a Toronto architect. The following comments and concerns were raised by members:

- will the project include a Silver City theatre ? – no;
- concerns regarding the lack of information provided to date to the public, downtown stakeholders and Council members not on the steering committee;
- why is the City spending \$10,000 on a study now ? – to do preliminary review of building footprint, parking, traffic access and building elevations;
- this review is for the City's benefit, and will be property of the City, providing a site plan, and layout of internal uses, for either of two sites which are under review;
- will the City be a partner ? – Canderel has asked for a financial contribution from the City; land expropriation and parking facilities are being considered;
- how much parking will be provided ? – staff don't feel that all required parking must be provided on-site; this will help increase pedestrian flows downtown;
- provision of parking 6 blocks away is felt by members to be too far away;
- when can CAPIC comment on plans - Mary Lou will advise, once she has spoken with Lee Ann regarding the process;
- how does this project fit into the Downtown Secondary Plan ? – it is felt it will fit well with the Plan, and would likely have been part of the Plan later;
- has a decision been made to proceed with the project ? – the final decision depends on site selection. Canderel has letters of interest from several retailers;
- Canderel has done developments in Montreal's old Forum, and Windsor. The property in Hamilton is similar, but the project concepts are different. Montreal's project includes theatres, IMAX theatre, a sports theme;

CAPIC members expressed strong interest in getting more information on the project, as soon as possible.

3. Minutes of Previous Meeting

The minutes of the previous meeting, held February 11, 1999 were reviewed. Ald. Copps had some concerns about the letter sent to the Mayor regarding the Correctional Centre site review process. Motion: Moved by Brenda Mitchell, seconded by Richard Gillespie, and carried, that the minutes of the February 11,

1999 CAPIC meeting be approved.

4. Business Arising

a) Provincial Courthouse – Letter re Heritage Lobby

Vanessa reviewed the letter dated March 3, 1999 sent to courthouse officials, to encourage full public access to the heritage lobby, as discussed at the previous CAPIC meeting. Courthouse officials noted that the lobby is accessible, but not directly from the street, due to the costs for additional security and staff which would be required. There will be follow-up discussions. A copy of the floor plan was reviewed, and will be sent to members. Action: Staff.

b) Corrections Canada

Staff of Corrections Canada have been contacted by City staff about discussing the site location. They are unable to discuss the potential relocation of the proposed Main Street East facility, due to the pending legal suit by Manulife. This suit may not go before the courts for another 3 months. Staff will provide a copy of the Manulife suit to members, as requested. Action: Staff.

c) Social Service Facilities Review

The report dated March 3 from CAPIC to Planning and Development Committee was reviewed. This indicated CAPIC's support for the proposed review of short-term care facilities, residential care and detention facilities, in lieu of the preparation of a complete social service plan, as discussed at the previous meeting. A staff report requesting authorization for the proposed study will be taken to the March 24 Planning and Development Committee, and will be provided to members later.

5. BARC Workshop on Harbour Connections to Downtown

Gil Simmons provided a verbal summary report on the workshop held on February 20, 1999. A written summary had been included in the agenda package. There were many suggestions for ways to improve linkages, some of which are included in the Central Area Plan. There was discussion about this matter:

- It would help to know what funding programs are available for James & Bay;
- Several sections of James Street need improvement, and Bay has even more areas which need enhancement.

It was suggested that a small sub-committee be set up to explore these issues and establish an action plan, in a short timeframe ie. 3 meetings. This would include identifying issues, solutions, existing funding programs, etc., and developing recommendations. Many of the ideas from the Feb. 20 BARC workshop can be considered. Motion: Moved by Russell Elman, seconded by Richard Gillespie, and carried, that a small ad-hoc sub-committee be established to review issues, solutions, and develop an action plan for links between Downtown and the Harbour,

especially along James and Bay. This will consist of Gil Simmons, Russell Elman and Richard Gillespie, with Vanessa to assist. The first meeting was arranged for Tuesday, March 16 at 9:30 a.m.

The West Harbourfront Plan was discussed, and staff were asked to check on the status of the plan, and the location of the table-sized model which had been prepared to illustrate the recommended land use plan. Action: Staff.

6. Heritage Impact Assessment

There was discussion about the process for heritage impact assessment, proposed by the Planning and Development Department, which CAPIC and other citizen advisory groups had been invited to comment on. Members felt the proposed process was appropriate, with the following comments:

- how will the impact on heritage vistas and open spaces be determined ? Details about this are provided in the staff report;
- how can heritage vistas be dealt with if they have no legal status ? - since the process will be adopted as an Official Plan amendment, it will have legal status and be defensible;
- concerns were raised that there must be sufficient teeth in the guidelines developed, so that there can be good results;
- developers may be in opposition to the proposed process, if they feel it has the potential to slow down development. The staff report notes that the process may mean additional time and cost for developers;
- CAPIC felt the process should be designed so as to minimize impacts on developers, such as added time and cost.

Motion: Moved by Russell Elman, seconded by Gerry Kennedy, and carried, that CAPIC supports the general concept of the Heritage Impact Assessment process, as proposed by the Planning and Development Department. Staff will prepare a report to the April 7 Planning and Development Committee in this regard.

7. Status Reports

a) Heritage Handbook

Staff had brought a copy of the recently-released Heritage Handbook. Motion: Moved by Gerry Kennedy, seconded by Richard Gillespie, and carried, that CAPIC congratulate heritage planning staff and LACAC on this handbook, which is beautifully done and a great resource. Would it be possible for CAPIC members to receive copies ? Action: Staff will check on availability / cost .

b) CN Station

A zoning application was submitted in March, to allow use of the CN Station for a training centre, restaurant, office, retail and entertainment uses in the existing building, and a 78 bed residential care facility in a new building to the east of the

station. There was discussion about the site design, especially the open space area in front. Members supported the development, and prefer green space in front of the building, with landscaping and trees at the edges, rather than a parking area. CAPIC would like to meet with the developer, at the appropriate time, to discuss details, and/or to review the rezoning and site plan. This is a critical site for the central area, and the site is a key link between downtown and the Harbour. Impacts on the heritage building should be minimized. Appropriate use of the adjacent vacant lands on the west side of James Street must also be considered.

8. Members Reports

a) Central Neighbourhood

Helen Kirkpatrick reported that the Central Neighbourhood Plan had recently been adopted by Planning and Development Committee, on March 24, 1999.

b) Stinson Neighbourhood

Brenda Mitchell noted that Ald. Horwath is planning a strategy meeting on the Hamilton Psychiatric Hospital within the near future. Key stakeholders from all sectors will be invited to attend.

9. Adjournment

The meeting was adjourned at 6:30 p.m. The next meeting was scheduled for May 13, 1999. (This was later changed to June 10, 1999)

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1999



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

**URBAN
MUNICIPAL**

NOTICE OF MEETING AND AGENDA

DATE: Thursday, August 10, 1999

TIME: 4:30 p.m. – 6:30 p.m.

PLACE: Room 219, City Hall

URBAN MUNICIPAL

AGENDA

AUG 16 1999

1. Chairpersons' Remarks

2. Minutes of June 10, 1999 CAPIC Meeting
- See Summary with Agenda Package

GOVERNMENT DOCUMENTS

3. Business Arising

- a) St. Mark's Proposal Call
- b) Federal Office Building
- c) Urban Entertainment Centre
- d) Connections between Downtown and the Harbour
 - Minutes of June 23 Planning and Development Committee
- e) Other

4. Status Reports

- a) Tax Incentive Program for Designated Buildings – Lister Block
 - Report to Aug. 11 P & D
- b) Open for Business Policy – Report to Aug. 11 P & D
- c) Other Heritage Programs and Projects

5. Promotion of Downtown – Brainstorming Session

6. Other Business

7. Members Reports

8. Next Meeting – September 9 or October 14, 1999 ? (to be confirmed)

If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160

June 10, 1999 CAPIC Meeting
Summary of Discussions and Resolutions

Urban Entertainment Centre - The recommended site cannot be made public yet, to prevent land speculation. The \$10,000 study on preliminary concepts will address issues such as retail continuity and other concerns of the City administration. The site location and further details will be released as soon as possible. There was discussion about what uses will be included in the development.

Federal Office Building - 5 sites have been short-listed for this project, of which the Lister Block is one. By the end of June, the Federal government will issue further details to the 5 contenders, who will then have 5-6 weeks to respond with proposals.

Lister Block - LACAC is reviewing proposals from LIUNA, and assessing how to incorporate heritage elements into the structure and address the street level.

Connections Between Downtown and the Harbour - A report to the June 23, 1999 Planning and Development Committee meeting is being finalized. There was discussion about the details of the recommendations. (copies of the final report were mailed to members on June 15, 1999). It was asked that members attempt to attend the June 23 P & D meeting to speak in favour of the proposals.

St. Mark's Church Proposal Call - It was noted that the proposal call was included in the recent Saturday edition of the Spectator. Is it possible that CAPIC could be involved at an early stage of this review? Staff to check.

CN Station - Vanessa provided information on the rezoning for this site. This is also on the June 23 P & D agenda.

Other Items - There was discussion on the City Places project, Beasley park, BIA events, CANEW meetings, downtown parking, downtown alleys, and various other matters.

NOTE: Full minutes of the June 10 meeting to be provided at the August 10 CAPIC meeting.

THE COMMITTEE ADJOURNED FOR 15 MINUTES AND RECONVENED IMMEDIATELY THEREAFTER.

(b) **Central Area Plan Implementation Committee
- Links Between Downtown and the Harbour**

Russell Elmand, Jill Simmons and Mary Pocius were present to present the CAPIC report.

The Mayor and Alderman Corsini were supportive.

Alderman Horwath advised that a public meeting on the downtown secondary plan is being held at the Art Gallery this evening.

Alderman Caplan questioned how this fits into the waterfront trail plans, the Transportation Study, and Smart Moves. He suggested amendments to the

Planning and Development Committee

-13-

June 23, 1999

wording of the recommendation to "request" instead of "direct" and "to report back to Council" instead of "carry out" improvements.

Jill Simmons impressed upon the Committee the importance for the CN Rail greenspace to be kept as a linkage to the waterfront trail.

Alderman Charters stated that staff must be cognisant of the Secondary Plan when bringing forward recommendations for implementation.

Following discussion the Committee approved the recommendation of CAPIC dated June 9, as amended and forwarded to Council the following:

That the Central Area Plan Implementation Committee (CAPIC) request the Planning and Development Committee to request appropriate standing committees of Council and staff to undertake a study of linkages between the Downtown and the Harbour, and report back on related improvements. The intent is to improve pedestrian and cyclist connections, especially along James and Bay Streets, and the east-west cross streets between them. This study would consist of:

- (a) James Street North – landscaping and signage improvements, and gateway treatments in the short term, without a detailed study; and,
- (b) Bay Street North – preparation of a plan for pedestrian, cycling and vehicular access, between Main Street and Bayfront Park; and,
- (c) East-West Streets Between James and Bay Streets– provide better linkages to Bayfront Park, on both sides of CN Railway tracks, on east-west streets such as Strachan and Stuart Streets.

126)

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 1999 August 5

REPORT TO: T. Agnello, Secretary
Planning and Development Committee

FROM: Lee Ann Coveyduck
General Manager, Community Planning & Development

SUBJECT: Tax Incentive Program for Designated Heritage Buildings--
Lister Block application (PDC 99057)

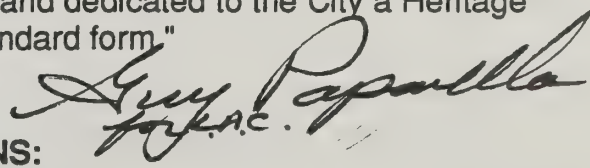
RECOMMENDATION:

That Council's approval of a grant towards the restoration costs of the designated historic Lister Block building passed on 1999 June 29 (item 26, 13th Report, Planning & Development Committee) be amended as follows:

(a) deletion of the condition that the proposed grant is conditional upon enactment of a by-law to amend the Downtown Hamilton Community Improvement Plan; and,

(b) adding to the said June 29 resolution the following provision: "This proposed grant is made pursuant to the Ontario Heritage Act and the "Tax Incentive Program" adopted by Council on 1999 August 11."

(c) adding to the said June 29 resolution the following condition: "Prior to the payment of any portion of the rebate (grant), the owner of the Lister Block building shall have prepared, registered and dedicated to the City a Heritage Conservation Easement in the City's standard form."



FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Council at its meeting held 1999 June 29 (item 26, 13th report, P & D) authorized a rebate (grant) towards the restoration of the exterior historic features of the Lister Block upon several conditions, including the condition that the City's Downtown Community Improvement Plan be amended to authorize a "Tax Incentive Program for Designated Commercial/Industrial Buildings in Hamilton's Downtown". At the subsequent April 27th, 1999 meeting Council also authorized that the proposed amendment provide for a maximum of ten years of rebates (grants) in place of the original five-year period adopted by Council.

During preparation of the proposed amendment it was determined that the City is also authorized by the Ontario Heritage Act to make grants to property owners for the rehabilitation of designated historic buildings. The above recommendation is made pursuant to Council's authority under the Ontario Heritage Act.

As the Ontario Heritage Act provides the necessary legal framework to allow a municipal Tax Incentive Program to give rebates (grants) for rehabilitation of designated buildings, the requirements for amending the Hamilton Downtown Community Improvement Plan such as the preparation of a By-law and approval by the Minister of Municipal Affairs, will not be needed.

On 1999 June 29 Council authorized an upset budget limit of \$250,000 per year for ten years to fund rebates (grants) for designated properties, which Funding is in Account Number CF 5317 609955036.

BACKGROUND:

The above amendment to Council's prior rebate (grant) approval removes the condition that the City's Downtown Hamilton Community Improvement Plan be amended.

The accompanying report to the Planning and Development Committee of the same date, entitled "Amendments to the Tax Incentive Program for Designated Heritage Buildings in the Downtown", recommends that the Ontario Heritage Act provide the legal authority for such grants.

The Lister Block and its restoration have been a Council priority for many years during which time several plans have been considered by the City.

The Tax Incentive Program is a ten-year rebate (grant) calculated to rebate the increase in the City and Regional portion of realty taxes resulting from an increase of property assessment due to rehabilitation undertaken on this historically designated building would be paid by the City.

It is also recommended above that the owner of the Lister block also be required, as a condition of approval of this (rebate) grant, to dedicate a Heritage Conservation Easement to the City. Where the City takes specific initiatives to preserve designated historic buildings, the City usually requires a Heritage Conservation Easement to ensure that a subsequent owner may not demolish the property. The designated Bank of Montreal at the corner of Main and James Streets is one example.

The Ontario Heritage Act, Part IV, Section 39, provides that a municipality may receive a Heritage Conservation Easement from a property owner. This easement is a more permanent form of protection against demolition, compared to historic designation by-laws which may only delay (for a 180-day waiting period) the demolition of a designated building.

c.c. R. Roszell, Corporate Counsel, Attn: D. A. Powers

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 1999 July 27
(SS-OFB)

REPORT TO: Tina Agnello, Secretary
Planning and Development Committee

FROM: Lee Ann Coveyduck
General Manager
Community Planning and Development Division

SUBJECT: Open for Business Policy (PDC99037)

RECOMMENDATIONS:

1. That the current "Open for Business" Policy as adopted by Council be continued for a further period of three years, to August 31, 2002;
2. That the rebate for parkland dedication under this Policy be refunded to the Reserve for Parkland from the general tax levy;
3. That the Open for Business Policy be expanded to the Central Area (bounded by Queen Street, the Escarpment, Victoria Avenue, and Hamilton Harbour) for residential development only, in accordance with Recommendations 1 and 2 above;
4. That staff be directed to prepare a Community Improvement Plan for the residential expansion area, in accordance with Recommendation 3 above; and,
5. That Corporate Counsel be authorized and directed to prepare the appropriate by-law for presentation to City Council.



FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

There are no staffing implications.

Implementation of this report would require amendments to the City's by-laws to continue the existing policy and program. A Community Improvement Plan would also be required to implement the expansion of the program for residential purposes to the broader Central Area. The Community Improvement Plan requires the approval of the Minister of Municipal Affairs.

Revenue implications are detailed in a separate section of this report, together with the assumptions on which the implications are discussed.

BACKGROUND:

In 1996, Council approved the creation of the "Open for Business" policy and program for downtown Hamilton. The area affected by this policy is bounded by Queen Street, Hunter Street, Victoria Avenue, and Cannon Street. The policy consisted of the following:

- Refunding of all application fees for the downtown area. Permit refunds were granted for the following:
 - Planning applications (Official Plan amendments, rezonings, site plan applications, Committee of Adjustment applications); and,
 - Building Permits (including building and demolition permits, zoning and property reports, inspection fees).
- Elimination of the City residential development charge within the downtown area (the City has no commercial or industrial development charges). The Region also eliminated the development charges (residential and commercial) for the downtown area.

This policy had the following stipulations:

- A building permit must be issued by September 1, 1999 in order for the fees to be refunded;
- Fees are only refunded upon the issuance of a building permit; and,
- The fee(s) must be paid after August 27, 1996.

This report is a review of the Open for Business Policy as the policy is due to expire on August 31, 1999.

CURRENT POLICY – REFUND INFORMATION:

The following is a summary of the refunds that have been issued since the "Open for Business" Policy was adopted and implemented.

1. Refunds by Year

Year	Total Refunds
1996 (Sept. to Dec.)	\$17,032
1997	\$81,878
1998	\$129,439
1999 (to date)	\$15,696
TOTAL	\$244,045

These refunds represent the total refunds for planning applications and building fees.

2. Refunds by Type of Use (All Years)

Type of Use	Refunds Issued	Percentage
Office	\$122,264	50.1%
Residential	\$63,235	25.9%
Commercial	\$42,758	17.5%
Institutional	\$7,134	2.9%
Other	\$8,654	3.5%

Refunds under the policy have been increasing since the policy began.

3. Refunds by Type of Construction (New vs. Renovation)

Type of Construction	No. of Permits/ Applications	Value	Percentage of Total Value
New Development	12	\$54,171	22.20 %
Renovation	165	\$188,189	77.11%
Other	14	\$1,685	0.69 %

It should be noted that multiple permits have been issued for individual properties; please refer to the next table.

4. Refunds by Number of Permits/Property

No. of Permits	No. of Properties	Average Permit Value
10	1	\$1,362
9	2	\$1,180
8	1	\$4,260
6	2	\$2,532
5	2	\$829
4	2	\$2,466
3	2	\$1,328
2	25	\$804
1	69	\$466

5. Key Developments

The aggregated data identifies the trends in the refund policy. There have been certain key developments and properties that have benefited from the current refund policy:

- City Places – This is the newly constructed City owned residential property at Walnut and King William Streets. Total refunds include the building permit and the site plan application fee: \$37,625.00.
- First Place – First Place is the seniors' apartment building at Wellington and King Streets. Renovation of this property was completed with total permit

values of \$13,215.00. This includes the zoning and site plan application fees, as well as the building permit fees.

- Hamilton Eaton Centre Renovation – This includes both commercial and office renovation in the Eaton Centre. A total of nine permits were issued (building permits) with a permit refund of \$10,287.00.
- Ellen Fairclough Building – This property had nine permits refunded (building permits) with a total refund value of \$10,953.00.
- Stelco Tower – This property had the largest number of refunds (10 permits) with a total refund value of \$13,623.00.
- Standard Life – This property had the eight permit refunds for a total of \$34,086. These refunds were issued for renovation of the office tower.
- Bank of Montreal – This is a newly constructed building at 50 Bay Street South. There were four building fee refunds and one planning fee refund for a total of \$15,680.

6. Summary:

- The two significant new projects, one residential (City Places) and one office (Bank of Montreal) were constructed under this policy.
- The majority of refundable projects (77%) were renovation of existing buildings.
- The majority of refundable projects were in the office sector for key buildings in downtown Hamilton (Standard Life, Stelco Tower, Eaton Centre, Ellen Fairclough Building).

FUTURE KEY DEVELOPMENTS – DOWNTOWN HAMILTON:

1. Downtown Secondary Plan

One of the main projects being completed by the Community Planning and Development Division is the Downtown Secondary Plan – Putting People First. The project is coming to the conclusion of the first phase of the work – the completion of the Design and Economic Strategies.

The Division has received the draft final report for the Design Strategy, which will be presented to the Planning and Development Committee at a special meeting later this summer. The consultants, Urban Strategies Inc., have completed a broad study on downtown Hamilton with a clearly defined strategy for the downtown. Key findings include:

- The area of downtown Hamilton that is designated for commercial development is too large. The majority of downtown Hamilton has "I" (Central Business District) zoning which permits the most intense commercial development in the City. Yet, the Economic Strategy shows that the City will not require that amount of land for future commercial development. Narrowing the geographic area for commercial development is one recommendation in the Design Strategy. The balance of land in the downtown can be used for other purposes.
- Surrounding the Central Business District is a large supply of vacant and underutilized land. This supply provides an opportunity to implement one of

the key recommendations of the Design Strategy: increased housing in downtown Hamilton.

The Design Strategy recommends additional parks and open space in three of the four neighbourhoods that comprise the Secondary Plan area. The largest of these parks would be on land already owned by the City. However, other areas, with new residential development, will require parks as an amenity to the area. This will be key to developing attractive residential neighbourhoods.

The City's Development Charges Study assumes that 7,000 new housing units will be built in downtown Hamilton over a twenty-five year time period. This translates to 280 units per year. This figure may be somewhat ambitious given that the residential development in downtown in the past three years has consisted of City Places (50 units) plus smaller individual projects totaling six units.

However, the Design Strategy for the Downtown Secondary Plan does focus on housing and reconnecting neighbourhoods to the downtown core as one key component of the strategy. In reviewing the Open for Business Policy, it must be recognized that increased housing in the policy/program area should be incorporated into this review of the policy, particularly as it impacts on the amount of refunds that would be granted if the policy is continued. A range of 50 units to 280 units will be used in calculating the impacts of the policy.

2. Federal Office Building

The largest new office development (or redevelopment of existing space) will be the Federal Office Building. The Federal government is consolidating all of its offices into one location of approximately 250,000 square feet.

3. Entertainment Centre

In 1998, Council issued a Request for Proposals for an Urban Entertainment Centre in downtown Hamilton. Canderel Stoneridge Equity Group has been selected as the preferred proponent for this project. The project would be approximately 150,000 square feet in area.

REVENUE IMPLICATIONS:

This section deals with the revenue aspects of the Open for Business Policy. First is the refunds to date and the relationship to fees for the Planning and Building Departments. Second, are the revenue implications of continuing the policy – for fees, parkland dedication, and development charges.

1. Refunds to Date

a) Downtown Fees v. City of Hamilton (Planning Fees)

Year	Downtown Fees	City of Hamilton Fees	Downtown as Percentage of City
1996	\$0.00	N/A	N/A
1997	\$1,020.00	\$151,055	0.7%
1998	\$3,920.00	\$198,525	1.97%
1999	\$0.00	N/A	N/A

b) Downtown Fees v. City of Hamilton (Building Fees)

Year	Downtown Fees	City of Hamilton Fees	Downtown as Percentage of City
1996	\$17,032	N/A	N/A
1997	\$81,878	\$1,516,477.70	5.4%
1998	\$125,519	\$1,804,523.15	6.96%
1999	\$15,696	\$698,157.53	2.2%

Total refunds (by year) range from two to seven percent of Building Revenue and less than one percent of Planning revenue.

c) Parkland Dedication

Parkland dedication would have been paid on 56 apartment units. Using an average land value of \$10,000 per unit, the parkland dedication per unit would have been \$500. The parkland dedication would have been \$28,000.

d) Development Charges

The development charges are paid on new residential units (City), new residential units (Region), and newly constructed commercial space. The following table is a summary of the foregone development charges:

Development Charge	Revenue Foregone
City Residential (56 units)	\$37,565.36
Region Residential (56 units)	\$122,696.00
Region Commercial (50 Bay St. S.)	\$44,019.00

2. Review of Revenue Implications for Continuing the Policy

The existing policy and program consists of three key elements of the refunding of municipal fees: application fees; parkland dedication; and development charges. Continuing the existing policy would have implications of lost revenue for the City and the Region, which is outlined in the following paragraphs.

a) Application Fees

These fees are paid for the cost of processing applications in the Planning and Building Departments of the Community Planning and Development Division. Current fees are:

Item	Current Fee
Official Plan Amendment	\$3,875
Rezoning	\$1,800 (routine) \$3,450 (complex)
Committee of Adjustment (1 or 2 family dwelling)	\$400
Committee of Adjustment (all others)	\$650
Site Plan	\$3,000
Revised Site Plan	\$1,100
Building Permit	\$150.00 for first \$10,000 of construction value plus \$9 for each additional \$1,000 of construction value
Zoning Verification	\$80.00 (regular service) \$120.00 (express service)
Inspection Fee	Certificate of Compliance \$200.00 plus \$10 for each 93 m ² in excess of first 93 m ²
Change of Use	\$150.00
Demolition Permit	\$220.00 plus \$25 for each additional 3000 m ² in excess of first 3000 m ²

Experience under the current policy and program indicates that the refunds for Planning fees are approximately one percent of projected revenues. Building fees have ranged from two to seven percent in the past three years. An average would be approximately five percent. For the 1999 Budget year, the following are the expected revenues for each Department, along with an estimate of the foregone revenue if the policy and program are continued:

Department	1999 Forecast Revenue	Estimated Foregone Revenue
Planning	\$345,320	\$3,453
Building	\$1,210,000	\$60,500
TOTAL		\$63,943

Revenue estimates for the 2000 budget year are not yet complete. However, at a minimum, the current level of revenue can be used as an assumption for future projections of revenue. This would mean, if the policy and program were continued, that annual foregone revenue would be similar to the 1999 forecast.

b) Parkland Dedication

Parkland dedication is calculated at five percent of the land to be dedicated or an equivalent cash-in-lieu payment is made to the municipality. In Hamilton, this applies to residential development only. In 1996, planning for the downtown did not include future parkland development in the Open for Business Area. One of the premises for eliminating the parkland dedication was that there was no land designated for parkland to be acquired by the municipality nor were there undeveloped parks in the Community Improvement Project area. The work done on the Design Strategy for Downtown Hamilton changes this assumption. The Design Strategy recommends increased parkland in the downtown neighbourhood as a means to strengthen the residential community.

Apartment units average \$10,000 for land cost, on which the parkland dedication is based. This translates to \$500 per unit for the parkland dedication. Using the range of housing with 50 units as the low estimate and 280 units as the high estimate, the following would be the revenue impacts (estimated) in lost parkland revenue:

Units	Estimated Lost Revenue
50 units	\$25,000
280 units	\$140,000

The above estimates are based on the assumption that the units would be apartments. However, it is expected that some of the new units could be a mixture of singles, semis, and townhouses so the loss of parkland revenue would increase as the land value for townhouses and singles/semis is higher than apartments. This would be offset by the lower density of units for singles, semis, and townhouses.

c) Development Charges

Both the City and the Region have adopted development charges by-laws to establish the charges for new development. These charges are to address the cost of municipal services for new development. The current charges are:

Item	City Charge
Residential: Single, Semi, Row	\$1,565.44
Residential: 1 bedroom apt.	\$447.27
Residential: 2 bedroom apt.	\$894.54
Commercial	\$0.00

The above are the current development charges for the City as a whole. The development charges are currently being studied per the requirements of the Development Charges Act. Revisions to the charges may arise from the current study, which is expected to be brought forward to Council in August of 1999.

Item	Regional Charge
Residential: Single Family	\$4,509
Residential: Multiple Family	\$3,350
Residential: Apartment	\$1,934
Commercial	\$3.83 sq. ft.

Again, using the range of 50 and 280 residential units, the following would be the revenue impacts from continuing the open for business policy/program for development charges. As with the parkland revenue, the figures are calculated using the apartment rate (an average rate for the City one and two bedroom charges or \$670.91 per unit) and the apartment rate for the Regional Charge. Singles, semis, and townhouses would have higher revenue impacts because the charges are higher.

Also included are the estimates for the Regional Commercial charge for the Federal Office building and the Entertainment Centre.

Development Charge	Revenue Implications
City Residential (50 units)	\$33,540.50
City Residential (280 units)	\$187,854.80
Region Residential (50 units)	\$167,500
Region Residential (280 units)	\$541,520
Region Commercial (Federal Office)	\$957,500
Region Commercial (Entertainment Centre)	\$574,500

Under the new Development Charges Act, any refund of development charges under a program such as Open for Business must be repaid to

the development charges reserve from the tax levy. The above figures would not be lost revenue but would be a reduction in funds from the tax levy for other programs and services.

REVIEW OF POLICY AND RECOMMENDATIONS:

1. Key points for the existing policy include:

- The upgrading of the existing office inventory in downtown Hamilton. This affects several key office buildings in downtown Hamilton. Some of these buildings have been upgraded to accommodate the move of the Region from 119 King St. West to other buildings (31 and 35 King Street East; Hamilton Eaton Centre). However, the majority of office upgrades have been for other buildings unrelated to the movement of Regional offices. The overall stock of downtown office space is improved from previous years and this will be beneficial in attracting new tenants.
- The construction of two significant projects has occurred in downtown Hamilton - City Places and the Bank of Montreal building. The Bank of Montreal project was constructed at a key intersection in downtown Hamilton (Main and Bay); City Places redeveloped a vacant and underutilized brownfield site at King William and Walnut.
- The program has been utilized for smaller property upgrades and improvements in downtown Hamilton. This is beneficial to the City as a whole and the downtown in particular as it is a level of investment that was not present previously. Caution must be exercised, however, in attributing this solely to the Open for Business Policy. The economies in North America and Ontario have seen the highest growth of the decade at the same time as this program has been in effect. The investment in downtown Hamilton is likely due to a number of factors, including the Open for Business Policy. It is interesting to note that projections for the economy in North America, Ontario, and Hamilton-Wentworth for 1999 appear to support continued growth.

Overall, there appears to have been an upgrading of the office inventory in the downtown, as well as some smaller properties. This is beneficial to the City and the downtown because it shows the investment in downtown. It also illustrates one of the key points for downtown revitalization: small moves, rather than one "magic bullet" are a more effective strategy.

2. The previous policy was developed based on a set of assumptions related to downtown Hamilton. Since that time, the Design Strategy for the Secondary Plan has been completed. Two of the key strategies include: the public realm (streets, open space, parks) and new housing downtown. There exists an opportunity to tie the Open for Business Policy to the strategies for the downtown. This is the recommended option, which is outlined below. The time frame would be a further three years (i.e. to August 31, 2002).

a) Planning Applications and Building Refunds

This review of the Open for Business Policy indicates that the policy and program have had some success. The policy and program certainly state clearly Council's support for downtown revitalization and development.

The foregone revenue for permits and planning applications is not a significant amount of revenue. Continuing this policy is recommended as a statement of support for downtown development.

b) Parkland Dedication

The reserve for parkland dedication is used to acquire and develop parkland. The Design Strategy for the Downtown includes several new parks in the study area. In order to fund the acquisition of these parks, funds from the parkland reserve will be required. Some of the new parks will be acquired through land dedication. Foregoing the parkland dedication means Council will have to fund the acquisition and development from the reserve or through the general levy.

Previously, Council established a one year moratorium on parkland dedication. At the end of that period, the foregone revenue was refunded to the reserve for parkland. It is recommended that this be added to the current policy to ensure sufficient funds are available to fund the parks in downtown Hamilton.

c) Development Charges

Development charges that are refunded must be repaid to the reserve from the general tax levy. This means that foregone development charges revenue will be taken from the levy; this revenue will be lost for other purposes. This is a requirement of the Development Charges Act.

d) Expansion of Program

The Design and Economic Strategies for the Downtown Secondary Plan emphasize the importance of housing in the areas surrounding downtown. These consumers become the market focus for downtown. More consumers mean increased use of the businesses and services in downtown Hamilton. However, the program's focus should remain on the downtown area as a priority. New residential units that support downtown Hamilton, in the Central Area (as defined in the Central Area Plan) could be included in the Open for Business Policy at a reduced rate of refund (i.e. 50% of fees refunded).

No specific estimates of the revenue implications of this program are available; however, it is expected that the cost would not be significant and would be less than the estimates for the downtown area.

In order to implement this program, a Community Improvement Plan is required. The Plan would be prepared by staff and adopted by Council. A public meeting for the Plan would be required in accordance with the Planning Act. The recommendations for this report include direction for staff to prepare the Community Improvement Plan for adoption by Council.

3. The Community Planning and Development Division has received the following requests for expansion of the Open for Business Policy. Each is summarized below, together with an evaluation and recommendation.

i. *Nos. 135 and 143 James Street South and Barton Village BIA*

a) Nature of the Request

The two individual properties are two office buildings located on the west side of James Street South, south of the GO Station. The properties are in real estate tax arrears and have been taken over by the mortgage company. A request has been received from an agent acting for a potential group of purchasers. The purchasers are proposing to upgrade the physical plant of the buildings including safety, energy efficiency, structural improvements, and the mechanical systems. No estimate of the investment is available. The agent has indicated that the group would "negotiate and investigate the redevelopment opportunities in earnest" if the policy were extended to apply to these properties.

The request from the Barton Village BIA is to expand the policy and program area to include Barton Street for the BIA area only.

b) Review of Request

The requested inclusion of these buildings and the Barton BIA in the Open for Business Policy cannot be supported by staff. The Open for Business Policy was intended to focus and spur redevelopment in downtown Hamilton. The downtown area was clearly defined as the Community Improvement Project Area for specific reasons, including: the extensive vacant land supply in the area; the need to focus redevelopment in the core; and to create opportunity for investment in downtown Hamilton. James Street South has many attractive buildings and businesses that are succeeding. This area of the City does not face the same challenges as the downtown. Downtown Hamilton has been set as a priority by Council – expanding the area of the incentive program could dilute the program's effectiveness.

ii. *No. 124 Walnut Street South*

a) Nature of the Request

This property is the subject of an application to convert the existing building to either 27-32 seniors' apartments or a 70 bed seniors' residence. The property is listed on the City's Inventory of Architecturally and Historically Significant Buildings and is located at Augusta and Walnut Streets. No information is available on the construction value of the project.

b) Review of Request

This request would be dealt with under the Expansion Area (see above).

iii. *CN Station*

a) Nature of the Request

This property is to be adaptively re-used for two purposes: a banquet centre in the station building and a nursing home adjacent to the station building. The developers have requested that the Open for Business Policy be expanded to cover this property. No further details are available on the proposal.

b) Review of Request

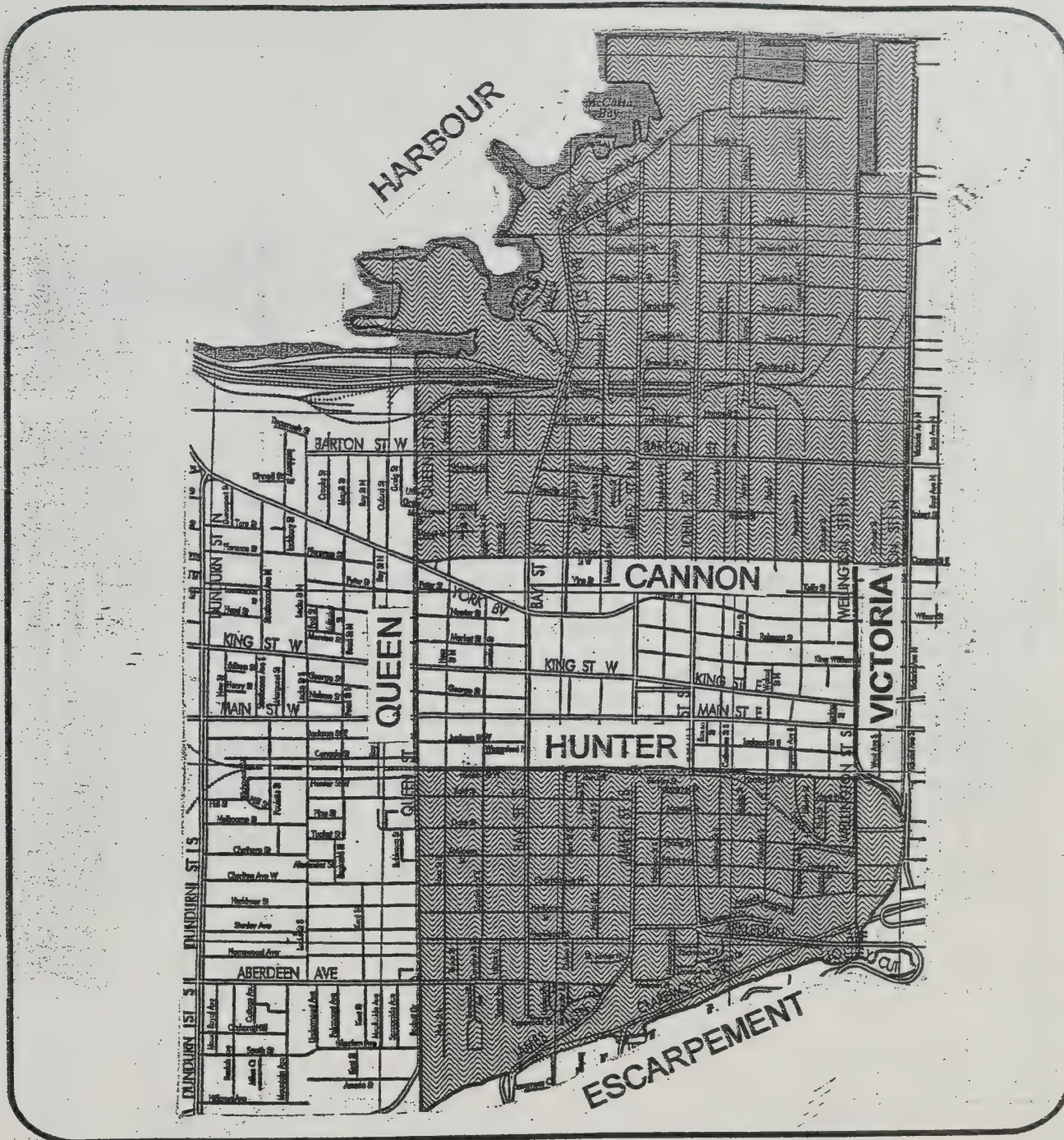
The nursing home portion of the development would be covered in the proposed residential only expansion area. The expansion of the policy to cover the banquet centre cannot be supported for the same reasons as outlined above for the properties on James Street and Barton Street. However, as the CN Station is a heritage building, there are other opportunities to support the adaptive re-use of this building through heritage funding programs. Those opportunities could be reviewed when more details are forthcoming.

CONCLUSION:

As outlined above, it is recommended that the Open for Business Policy be continued for a further period of three years, on the following basis:

- i. Planning applications and building permits are refunded for the downtown area;
- ii. Parkland dedication is refunded for the downtown area and the refunded amount is repaid to the parkland dedication reserve from the general levy;
- iii. Development charges are abated;
- iv. The above three recommendations shall also apply to residential development in the Central Area (Queen Street, the Escarpment, Victoria Avenue, and Hamilton Harbour) at a reduced refund rate of 50%. This will be implemented through a Community Improvement Plan for these areas.

MLT



City of Hamilton

COMMUNITY PLANNING AND DEVELOPMENT DIVISION

Location Map

Legend

OPEN FOR BUSINESS POLICY

Residential Expansion Area

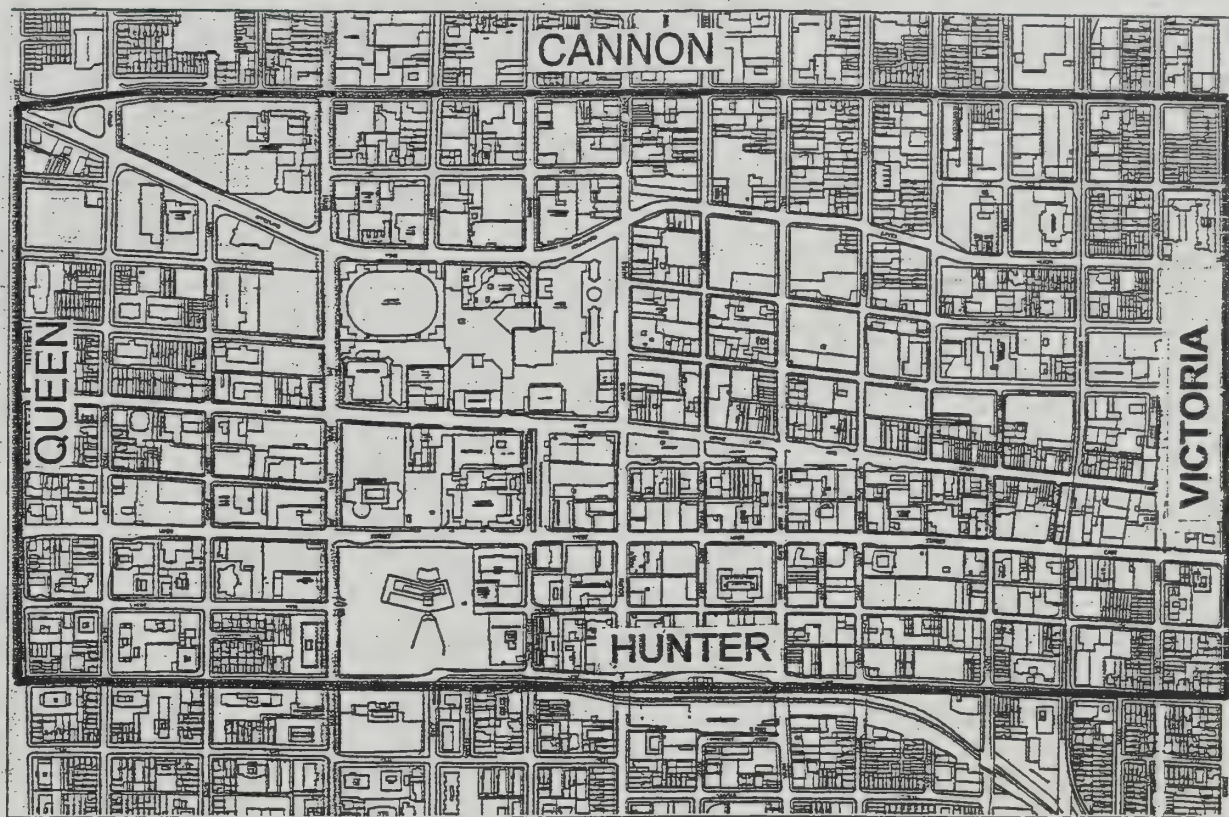
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Date
July, 1999

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APPENDIX B




PLANNING AND DEVELOPMENT DEPARTMENT

Location Map

Legend

OPEN FOR BUSINESS POLICY

 Downtown Area

Reference file:

Scale
Not to Scale

Date:

July, 1999

Technician:

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APPENDIX A

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

**URBAN
MUNICIPAL**

NOTICE OF MEETING AND AGENDA

DATE: Thursday, October 14, 1999

TIME: 4:30 p.m. – 6:30 p.m.

PLACE: Room 219
Hamilton City Hall

URBAN MUNICIPAL

OCT 22 1999

GOVERNMENT DOCUMENTS

AGENDA

1. Chairpersons' Remarks
2. Homelessness – Suzanne Brown, Social Planning and Research Council
3. CAPIC Role and Future Directions - Discussion
4. Minutes of Previous CAPIC Meetings
 - a) June 10, 1999
 - b) August 12, 1999
 - c) September 16, 1999
5. Status Reports
 - a) Hamilton Society of Architects Charrette
 - b) Promotion of Downtown Brainstorming Session
 - c) St. Mark's Church Reuse Proposals
 - d) Heritage Programs and Projects
6. Other Business
7. Members' Reports
8. Next Meeting – November 11, 1999

If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTES

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

Room 219, Hamilton City Hall

Thursday, September 16, 1999

MEMBERS ATTENDING

Gil Simmons, Acting Chairperson
Ald. Ron Corsini
Brenda Mitchell
Russell Elman
Helen Kirkpatrick
Carlo Gorni
Gerry Kennedy
Dick Simpson

North End Neighbourhoods
Alderman, Ward 2
Stinson Community Association
Durand Neighbourhood Association
Central Neighbourhood
Downtown Hamilton BIA
Hamilton Real Estate Board
Corktown Neighbourhood

REGRETS / ABSENT

Mary Pocius - Chairperson
Ald. Geraldine Copps
Rick Lintack
Richard Gillespie
Bill O'Brien
Denise Giroux
John Eyles
Don Jaffray

International Village BIA
Alderman, Ward 4
Hamilton Society of Architects
Beasley Neighbourhood
Citizen Member
Citizen Member
McMaster University
Social Planning & Research Council

STAFF AND OTHERS

Gavin Norman
Paul Mason
Mary Lou Tanner
Vanessa Grupe - Coordinator

Special Projects Office
Community Planning
Community Planning
Community Planning

1. Chairperson's Remarks

Gil Simmons chaired the meeting, in the absence of Mary Pocius who was out of the country. Gil noted that the announcement regarding the CN Station on Sept. was very pleasant news for the central area, namely that LIUNA will be converting the building to a

banquet and training facility. The Waterfront trail is also getting approvals and permits.

2. **Members Reports**

- a) **Corktown** – Dick Simpson reported that work is well underway on the new park at Young and Ferguson.
- b) **Stinson** – Brenda Mitchell noted that residents are looking for an executive to oversee a downtown soccer association.

3. **Downtown Secondary Plan**

Mary Lou Tanner reported that the Design Strategy report was now available, and copies were distributed to members present. A colour poster illustrating the design strategy is being printed, and 3,000 copies will be available. The Economic Strategy report will be going to Planning and Development Committee on October 6, 1999. The recommendations incorporate the discussions at the 3 workshops held with stakeholders.

The two processes in the Downtown Secondary Plan and the Downtown transportation review are now being integrated. A joint public participation program will be designed for both studies, to take place in November or January.

City development charges have produced good results. There is \$500,000 in funding for the City Hall forecourt design and construction drawings, to be integrated with Commonwealth Square. There is also \$417,000 for Ferguson Avenue, from development charges, for the King William to Wilson St. section.

Members asked about the role of the Downtown Advisory Committee, and whether they would be actively involved in the preparation of the Downtown Secondary Plan in the future. They noted that this seems different from other past advisory committees, which have had a more intensive series of meetings. Mary Lou advised that the committee would continue to have an advisory role regarding the secondary plan. Council has retained Urban Strategies to help staff work on the public participation aspect. The advisory committee role needs to be determined regarding the transportation review - this is Gavin Norman's project. Within the next 7 – 10 days, there should be a clearer understanding of the role of the Downtown Advisory Committee in both studies.

Gavin Norman was present, from the Roads Division, Predesign and Special Projects. He is a new staff member, replacing Gerry Forbes. He noted the Downtown Transportation Plan Phase 1 – Smart Moves, was completed in '97 – '98. This provided a vision, goals and objectives to improve accessibility; identified a new road classification system; and developed a partial 2-way street network. The Terms of Reference for Phase 2 were approved in March, '99, and on September 2 Council approved an integrated process for completion of the downtown transportation review and the Downtown Secondary Plan. Mary Ellen Scanlon is the facilitator or co-ordinator of these two studies.

The transportation review will involve a comprehensive review of the road network, and levels of service, which will depend on priorities. The secondary plan Design Strategy

provides land use goals by area and the number of people to live in the downtown, which will determine the impact on the road network. IBI Group consultants, who have done similar work in Detroit and elsewhere, have been hired to help with this project. The study should be complete in about 6 months, with a public participation phase in November or January, in conjunction with the Downtown Secondary Plan.

In discussion, it was noted that there were many 2-way streets recommended, but this didn't have overall support, since it was a controversial issue. Two sub-studies to be included in the review are on transit initiatives, and development of a parking policy. There will also be consideration of Gore Park as a bus mall (major transit transfer area), and provision of direct access to the south leg of King Street. MacNab Street may be an alternative to Gore Park for a bus mall. Bus lanes may also be considered. There were outstanding concerns from the Phase 1 / Smart Moves study. These include intensification of streets, impact on surrounding neighbourhoods, etc. The primary study area is bounded by Barton, Hunter, Queen and Wellington, and the secondary area is bounded by Burlington Street, Highway 403, Wellington St. and the Escarpment.

Other issues raised included:

- concerns re truck traffic at Victoria and Wellington;
- major arterial roads are big barriers – pedestrians find it hard to cross;
- 2-way streets – a survey was done by the CAA, which found 2/3 of respondents were opposed to 2-way streets; the silent majority may favour 1-way streets; staff see pros and cons of 2-ways;
- motorized wheelchairs, scooters etc. are a hazard to some, need addressing;
- policy is needed on safety and pedestrians – safety is one of key goals identified;
- priorities, in order, are pedestrians, cyclists, buses and cars;
- GO Transit – how do they fit into the overall picture; may be worthwhile revisiting the assumptions made earlier by GO that no parking be provided at downtown station;
- Health Dept. building at Hunter and James – this building is being disposed of; LACAC are recommending that it be preserved;
- Public participation – directly affected property owners will be informed and advised of recommendations; brochures, TV and print media, posters, etc. will be used.

4. Minutes of Previous Meeting

The minutes of the two previous meetings, held June 10 and August 12, 1999 were tabled to the next meeting, to provide all members with time to review them. Helen Kirkpatrick noted that the minutes of the August 12, 1999 meeting should be revised. The motion which she proposed, at the bottom of the 3rd page, should be revised to read " ...that CAPIC provide input regarding the proposal for housing people with severe mental disabilities..."

5. Business Arising

a) Connections Between Downtown and the Harbour

The report from CAPIC, with the recommendations for studying this matter, were approved at Planning and Development Committee and Council on August 11.

5. Business Arising

a) Connections Between Downtown and the Harbour

The report from CAPIC, with the recommendations for studying this matter, were approved at Planning and Development Committee and Council on August 11. Vanessa reported that Public Works staff are preparing a submission to carry this matter forward into the budget, which is under preparation.

b) St. Mark's Church

Several applications had been received for the reuse of this building, in response to the public tender which closed July 9. A meeting was held on Sept. 14, at which were present 3 Aldermen, staff, neighbourhood representatives, and one of the applicants which most closely met the criteria. The application was for a church, with a counselling and referral centre for victims of sexual abuse.

Some members had concerns about the track record of this applicant, and felt there was not enough information, and insufficient answers to questions about the proposal and the area it will serve. It was felt that extreme care is needed in selecting an occupant for this building, due to its prime location, and that perhaps a hold should be put on this process. This matter is presently under further review.

c) CN Station

A public announcement was made on September 15 concerning LIUNA's plans to convert the building to a banquet and training facility.

d) Proposed Facility for Homeless With Severe Mental Illness

This proposal was brought to the attention of members at the last meeting, with details as noted in the August 12 minutes. There were concerns about the potential impact of this proposal on downtown and surrounding neighbourhoods. Some members felt these are the hardest mental health clients to house, and they may trigger each other, although this facility would take some of these people off the street. It was felt there would be a public meeting on this issue. There is a need for good information, to make informed decisions.

A workshop on Homelessness will be held on Monday, October 4, 1999, by the Social Planning and Research Council. Members of CAPIC were encouraged to attend this Our Homes and Our Streets Forum, in order that they might become better informed about issues relating to the homeless. Staff will send a reminder to all. It was noted that about 1/3 of homeless have a severe mental illness.

6. Next Meeting

The next meeting will be held Thursday, October 14, 1999, to deal with homelessness and future directions for CAPIC.

vg/CAPMNSEP.DOC

EXECUTIVE SUMMARY

Homelessness has increasingly been identified as a major problem across Ontario. We* are seeing larger numbers of youth living in poverty and spending time on the streets. More people with mental health issues are unable to find the support they need to remain connected to social resources and housing. We also know that increasing numbers of people are unable or afraid to leave substandard housing and we are seeing an increase in the numbers of people unable to purchase food because they are paying such a large proportion of their income to rent. It appears that, as we approach the end of the millennium, more and more people in our community are unable to meet their most basic needs of food and adequate, affordable housing.

In response to this increase in public awareness, the provincial government struck a Task Force on Homelessness. The Task Force visited Hamilton in March 1998 to hear from regional government officials, service providers and citizens about their issues and experiences with homelessness in our community. With the release of the Task Force on Homelessness report and "Taking Responsibility for Homelessness: An Action Plan for Toronto (also known as the Golden Report), a number of housing advocates recognized the need for a broad report on the state of housing and homelessness in the Hamilton-Wentworth community. This included looking beyond the numbers of people using shelters and food banks, to other indicators of risk such as vacancy rates, new housing, evictions, poverty, waiting lists for social housing and affordable housing stock. We hoped that such a report would provide us with the information to better understand what is happening in our community, so that we can then inform others including the government about homelessness in our Region.

**Throughout this document, "we" refers to the members of the Regional Advisory Committee on Food and Shelter, Social Housing and Access Committee, and the Social Planning and Research Council of Hamilton-Wentworth, who participated on the working group of this project.*

Our Homes and Our Streets: Homelessness in Hamilton-Wentworth

*A Report of: Food and Shelter Advisory Committee & Social Housing and Access Committee
In Partnership with: Social Planning & Research Council of Hamilton-Wentworth*

WHAT WE DISCOVERED

Bricks and Mortar

1. While there is still a serious affordability problem, the vacancy rates in Centre and East Hamilton are at 5.2% while the vacancy rate in Stoney Creek, Dundas and other surrounding areas is 1.6 (CMHC, 1998).
2. By the end of April 1999 there were 3,441 people waiting for non-profit housing. Waiting lists are long for people wanting non-profit housing outside of the core while there are quite a few vacancies in the downtown. However there are two downtown projects that have integrated on-site support. These places have low turnover rates and long waiting lists.
3. Between 1994 and 1998 only 18 private rental units were built on an annual average basis. CMHC estimates the increase in tenant households at over 400 annually between 1996 and 2006. These levels of private rental unit development are insufficient to keep up with the demand for housing (ONPHA, 1999).
4. The current rental housing stock is actually decreasing in size because rental units are being converted to condominiums. In the last year, since the introduction of the *Tenant Protection Act (TPA)* there have been 11 applications to convert 482 units. Before the introduction of the TPA there had been a total of 18 applications to convert 504 units to condominiums.
5. People are also struggling to find affordable, adequate housing. In 1998 the Housing Help Centre had more than 18,000 contacts with people who were homeless or in danger of losing their housing. This was their highest number ever. (HHC, 1999).
6. 175 people accessed overnight emergency shelters in the region on a nightly basis in 1998.

Vulnerable People

1. The wide range of vacancy rates in second level lodging homes suggests that some models of supportive housing are more successful than others and creative models need to be explored to meet the needs of vulnerable members of our community.
2. 36% of the people who experience homelessness were identified as having a mental illness. (Schofield and Cook, 1995).
3. People are being discharged from prison, hospitals and the Hamilton Psychiatric Hospital with such speed that they cannot be matched with the appropriate and often lacking community resources. This places these people at a greater risk of homelessness.
4. The demand for emergency youth shelter is overwhelming. The one youth shelter in the city is operating at capacity and for 15-16 days of each month it is operating over capacity.
5. 17 and 18-year-old youths are extremely vulnerable to poverty and homelessness. This situation is a crisis because of recent policy changes to social assistance requirements that include mandatory school attendance. Because of new school zero tolerance policies and the reality that schools will only accept new students at certain times of the year makes it impossible for some youth to attend school and therefore receive social assistance.

Other Services

1. Staff of soup kitchens and foodbanks are concerned that social assistance levels are so low that people are running out of food by the 22nd of each month, every month.

2. People are in desperate need for food each month with soup kitchens and vans serving approximately 19,000 meals in March of 1999 and foodbanks handing out food to approximately 11,000 people during the same time period. A recent study by researchers for Toronto's Daily Bread Food Bank and the North York Harvest Food Bank found that people who are using foodbanks are spending an inordinate proportion of their income on shelter. (Saunders, 1999).
3. The numbers of people accessing legal clinics because they are facing evictions has also increased from 615 people in 1995 to 762 people in 1998.

Poverty

1. In 1995, 47% of tenants were paying more than 30% of their income on rent, while 23% of tenants were paying more than 50% of their income on rent. Tenant incomes between 1990 and 1995 fell by 4% while homeowners income increased by 8% (ONPHA, 1999).
2. Homelessness (as defined as living on the street or living in a shelter) is five times more likely to be experienced by men than it is women (Schofield and Cook, 1995).



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

ORIENTATION PACKAGE FOR PROSPECTIVE CAPIC MEMBERS

Role and Mandate

The Central Area Plan Implementation Committee (CAPIC) was established in February, 1984, to deal with planning policy matters in the central area of Hamilton. It is a sub-committee of the Planning and Development Committee, and it is composed of citizen members representing many stakeholder groups, as well as City Aldermen.

Its primary function is to ensure the implementation of the Central Area Plan, which was originally prepared in 1981, and was updated in 1988. This Plan provides a land use planning framework for the Central Area, which includes the area bounded by Queen Street, Victoria Avenue, the Escarpment, and the Harbour.

The main functions of CAPIC include:

- Update and revision of the Central Area Plan (1988);
- Implementation of policies of the Central Area Plan;
- Acting as a sounding board for development proposals;
- Monitoring central area matters; and,
- Supplying representatives to other committees to provide a central area viewpoint.

Membership

The committee has a broad-based membership, which includes representatives of:

- 6 downtown neighbourhood associations, namely Durand, Central, Beasley, Corktown, North End and Stinson;
- two City Aldermen, from Wards 2 and 4;
- the International Village Business Improvement Area;
- the Downtown Business Improvement Area;
- the Hamilton-Burlington and District Real Estate Board;
- the Hamilton Society of Architects;
- the Social Planning and Research Council;
- McMaster University; and,
- Two citizens-at-large.

There are 18 members in total on CAPIC, with an average of about 12 generally attending meetings.

Meetings

Meetings are generally held monthly, on the second Thursday of the month, from 4:30 pm to 6:30 pm, in Room 219 at Hamilton City Hall. About 10 to 12 meetings are held per year, since sometimes the committee takes a short break during the summer.

Downtown Secondary Plan

During 1998 - 1999, the members of CAPIC have been involved with preparation of the Downtown Secondary Plan. This study addresses the revitalization of the downtown core area, and is intended to provide a strategy for land use, economics, and design for the core. A Downtown Advisory Committee has been formed, including most members of CAPIC. As a result, during this time, meetings of CAPIC have been less frequent, in order to provide resources for this study.

Other Issues Addressed

Other issues which have been addressed by CAPIC in recent years include:

- commenting on the Downtown Transportation Study, studies of the Escarpment crossings, and the Perimeter Road;
- monitoring and commenting on heritage issues in the downtown;
- evaluating new development applications here, such as the CN Station;
- participation in the Hamilton Society of Architects' downtown charrettes, held in 1996 and to be held again in October, 1999;
- identifying sore spots in downtown, such as alleys; and,
- discussing the impact of promotion of downtown and other issues which may arise.

CAPIC is generally very action-oriented, and takes reports forward to Planning and Development Committee and Council on matters such as support for new heritage preservation policies, and downtown studies. Preserving the integrity of downtown neighbourhoods and the core commercial areas are considered important.

In summary, CAPIC is felt to provide an important voice in matters related to downtown Hamilton. Applications for membership are invited from citizens who have knowledge of and interest in the downtown, and who want to be a part of the revitalization of downtown which is currently underway.

(These notes were prepared for use at the Orientation Sessions for prospective citizen members of CAPIC and other citizen advisory committees, held September 21 and 29, 1999.)

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

NOTICE OF MEETING AND AGENDA

DATE: Thursday, November 11, 1999

URBAN MUNICIPAL

TIME: 4:30 p.m. - 6:30 p.m.

NOV 19 1999

PLACE: Room 219, Hamilton City Hall

GOVERNMENT DOCUMENTS

AGENDA

1. Chairpersons' Remarks
2. Hamilton Street Railway Business Plan - Don Hall, H.S.R.
3. Minutes of October 14, 1999 CAPIC Meeting
4. Members' Reports
5. CAPIC Role and Future Directions - Response from Members
 - Members were asked to provide comments on the Discussion Paper
6. Other Business Arising
 - a) Hamilton Society of Architects Charrette - Oct. 22 - 23
 - b) Promotion of Downtown - Proposed Brainstorming Session at Next Meeting
 - c) Proposed Facility for Homeless with Severe Mental Illness
7. Status Reports
 - a) Various Heritage Programs and Projects
8. Other Business
9. Next Meeting - December 9, 1999 (social) or January 13, 2000 - to be confirmed

If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160

CAPIC ROLE AND FUTURE DIRECTIONS

DISCUSSION PAPER – OCTOBER / NOVEMBER, 1999

PURPOSE

- CAPIC's mandate includes implementation of the Central Area Plan, as well as commenting on development initiatives in the central area.
- Much of CAPIC's time recently has been spent monitoring a wide range of central area initiatives, including heritage projects and funding.
- The efforts of this committee seem to be most fruitful when there is emphasis on a small number of specific projects that can be carried out in a short time.
- In past years, CAPIC has set a plan of action for the year, outlining priorities and actions to be undertaken during the year, in addition to the usual monitoring role.
- Recommended this approach be used for the upcoming year, to focus efforts.

BACKGROUND

- The existing Role and Mandate of CAPIC – see agenda package provided for October 14, 1999 meeting.
- Implications of Downtown Secondary Plan – overlapping area with the Central Area Plan study area.
- Intent to keep CAPIC intact and continue using this group as a sounding board and working committee for downtown matters.

ONGOING ROLES OF CAPIC

1. Implementation of Central Area Plan
2. Commenting on Development Proposals
3. Monitoring Downtown activity, Including Heritage matters.
4. Advising on Downtown Secondary Plan (CAPIC members, not committee)

POSSIBLE SPECIFIC PROJECTS FOR YEAR 2000

1. Connections Between Downtown and Waterfront
2. Implementation of Downtown Secondary Plan
3. Promotion of Downtown
4. Urban Design Function - reintroduction

URBAN DESIGN FUNCTION

- At one time, there was a separate Urban Design Sub-Committee.
- This committee was combined with CAPIC, around the time that citizen advisory committees were reviewed and modified, several years ago. However, CAPIC have not been actively involved in urban design matters for the past few years.
- If it is felt that Urban Design merits further consideration, this could become an activity of CAPIC eg. design guidelines; design awards, comments on design.

Revised Nov. 4, 1999



CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

MINUTES

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

Room 219, Hamilton City Hall

Thursday, October 14, 1999

MEMBERS ATTENDING

Mary Pocius - Chairperson
Gil Simmons, Vice Chairperson
Brenda Mitchell
Russell Elman
Denise Giroux
Richard Gillespie
Kay Lodge

International Village BIA
North End Neighbourhoods
Stinson Community Association
Durand Neighbourhood Association
Citizen Member
Beasley Neighbourhood
Hamilton Senior Citizens Council

REGRETS / ABSENT

Ald. Geraldine Copps
Ald. Ron Corsini
Rick Lintack
Helen Kirkpatrick
Gerry Kennedy
Carlo Gorni
Dick Simpson
John Eyles

Alderman, Ward 4
Alderman, Ward 2
Hamilton Society of Architects
Central Neighbourhood
Hamilton Real Estate Board
Downtown Hamilton BIA
Corktown Neighbourhood
McMaster University

STAFF AND OTHERS

Suzanne Brown
Marlene Coffey
Bill Janssen
Vanessa Grupe - Coordinator

Social Planning & Research Council
Downtown Coordinator
Community Planning
Community Planning

1. Welcome

Mary Pocius welcomed all present to the meeting. Mary Pocius welcomed and recognized Kay Lodge to her first meeting of CAPIC.

2. Homelessness Reports

Suzanne Brown of the SPRC reviewed the findings of the report "Homelessness in Hamilton-Wentworth." The report is now out of print, but if people would like copies, they can let Vanessa know. There are three categories:

- a) Situational homeless – temporary, due to life crisis, will be in permanent housing again;
- b) Periodically homeless – at margins, disadvantaged lives, cycle in and out of homelessness; and
- c) Chronically homeless - spend most of their lives on the street; many issues impede them from being permanently housed.

There is no accurate way to count the homeless. The only way that can be done readily is to count those who use shelters. This is a bare minimum with others sleeping on streets or elsewhere. The number who are in shelters every night was 175 in 1998. Compared to the thousands in Toronto, this makes Hamilton's situation manageable.

The findings of a 1995 report on local homelessness:

- 35% of street people have a mental illness. It is difficult to know which came first, homelessness or the mental illness;
- others may have been discharged from prisons or psychiatric hospitals with no money, so must use shelters;
- one new youth shelter opened in December, which is at capacity half the time, and over capacity half the time;
- there are 5% more homeless men than women;
- there is a connection with addiction issues;
- a recent count showed 211 in men's detox centre(s) and 52 in women's detox centres, all with no fixed address.

The new findings of the new April 1999 report on homelessness show:

- 3,441 people on the non-profit housing waiting list;
- longest waiting list is for housing in the Mountain suburbs or in the downtown core;
- there are not enough private rental units;
- during 1994 to 1998 only 18 private (rental) units were built each year;
- this compares with 400 new tenant households formed each year;
- so the rental housing stock is being depleted;
- concerning applications for conversion of rental units to condominium, there were 11 applications for 482 units made during the past year, under the Tenant Protection Act;
- this compares with 18 applications for conversion of 504 rental units made during 1986-1998 while the Rental Housing Protection Act was in effect;
- a recent OMB decision denies municipalities the right to protect rental housing;

- in October 1998 the rental vacancy rate in the Region overall was 3.2% which is fairly healthy (1.5% for Hamilton Mountain; 5.2% for downtown core).

Other services which relate to the homeless were reviewed:

- food banks and soup kitchens were established for crisis situations only, but now many families are in a constant state of crisis;
- by the 22nd day of the month, many people on assistance need to go to food banks;
- soup kitchens and vans served 19,000 meals in March, 1998;
- food banks provided food to 11,000 people;
- in many cases, a high percentage of income is spent on shelter;
- Housing Help Centre, who help the near-homeless, had 18,000 calls last year.

Poverty is increasing:

- in 1991, 17.4% of people were below the poverty line;
- in 1996, 21.9% of people were in poverty;
- Social assistance amounts were decreased in 1995:
 - 1 person households receive \$520 per month today in 1999 (vs. \$683 in 1995)
 - for these people there is no affordable market housing.

Other factors include:

- Hamilton has very strong networks of services;
- It also has a housing emergency loan program, which provides long-term loans to help with first and last month's rent.

In conclusion, homelessness is not an isolated issue -there are many causes. As homelessness increases, our health and welfare declines. We need a combined effort to solve this problem.

The following points were raised in discussion:

- The Ministry of Health has allocated \$2m to Hamilton under the Homes Program to house the severely mentally ill;
 - this program is designed so the support is attached to the person, not the housing, and it will continue if they lose their housing;
 - there are some clustered units, others scattered in 4 or 5 places; total of 100 units;
 - people will be taken off the streets, to where they will get support and help to maintain housing.
- Homeless families may prefer to live on the Hamilton Mountain, rather than in downtown, although there is no survey data on this;
- The 2nd level lodging home association is included in the current study proposal;
- Scattering of units for homeless throughout the Region is desirable, but there is added cost to put them in outlying areas;
- Social services have historically been put downtown, where land is cheapest; this is a self-perpetuating cycle which needs breaking; but the current proposal would

support people who are currently in the downtown;

- The Beasley feeding program has almost doubled in users in one month. Some feel many people are using food banks more since they are spending money on other things, including substance abuse. Some ethnic communities are suffering greatly, and won't use food banks because of their traditions;
- Since many of the homeless cannot be counted properly, 100 beds for severely mentally ill homeless is estimated to be adequate;
- How can the character of local neighbourhoods be protected from large clusters, such as the 33 one bedroom units proposed for one building, a hotel, which is technically a residential care facility if no kitchens are provided;
- The current study of care facilities and correctional facilities is intended to address the location and concentration of such services.

3. Minutes of Previous CAPIC Meetings

Three sets of minutes were circulated and tabled at previous meetings.

Motion: Moved by Gil Simmons, seconded by Brenda Mitchell, and carried, that the minutes of the June 10, 1999, August 12, 1999 and September 16, 1999 CAPIC meetings be approved.

4. Chairman's Remarks

Mary Pocius reported on several matters:

- Alderman Copps suffered a broken hip and has been recuperating for several months. She hopes to be back soon;
- Helen Kirkpatrick has resigned from CANEW, and will no longer be representing this group at CAPIC. Her replacement is being decided;
- Corrections Canada – A delegation went to Kingston recently to meet with Mr. Brendan Reynolds, Deputy Minister of Corrections. This included Alderman Ron Corsini, Alderman Andrea Horwath, Mayor Bob Morrow and Mary Pocius. It was a good meeting and he is aware of the community concerns. He said 126 Main St. East is not a "done deal", he seems very concerned and would have no objection to starting the site selection process over again. Continuing the use of the existing facility at the Salvation Army location on York St. is not an option;
- Mary feels that we need to push this process along, namely to decide what we are willing to accept in terms of locations within the Region, and to provide needed information. Brendan Reynolds will also provide information, e.g. on how many parolees will come from outside Hamilton. The Mayor needs to call another meeting on this matter soon. A working group needs must be established to prepare information, and possibly to develop alternate sites.

5. CAPIC Role and Future Directions

Mary Pocius suggested a small subcommittee be set up on this matter, to review ideas, such as the discussion notes Vanessa had provided. Issues include the following:

- The role of the Downtown Secondary Plan vs. the Central Area Plan;

- The Downtown Secondary Plan area is to be an overlay on the four downtown neighbourhoods and related plans. In the event of a conflict between plans, proposals which would benefit the overall downtown will be given preference.
- Role of the downtown neighbourhoods - not to be diminished by the secondary plan.
- CAPIC is felt to be the best group to advise on implementation of the Downtown Secondary Plan. Mary is prepared to recommend this to Planning and Development. This would be easier than setting up a new committee.

It was suggested that representatives of Kirkendall, Strathcona and Landsdale neighbourhoods should be invited to sit in on CAPIC meetings, to informally expand the area to Dundurn-Wentworth, since the area affected by "downtown" issues goes further than the current definition. Several recent issues such as the Dundurn train fire, Lapp, and the Plastimet fire go just beyond CAPIC's area of mandate. It was unanimously agreed to invite these groups. Action: Staff will invite them in future as observers.

Community Councils were mentioned in discussions on restructuring. These need to be invited into CAPIC, where they exist. They receive municipal funding. Restructuring may set up a new kind of community council, by ward. These are separate from neighbourhood associations, which are still important. Public participation should allow for meaningful input from citizens, early in the process, to prevent crises from arising at the end of studies, as has happened recently in some cases. Action: Members are asked to review the discussion paper provided by Vanessa on CAPIC role/directions, and come to the next meeting with comments, to enable a full discussion.

6. Downtown Secondary Plan / Downtown Transportation Study

Bill Janssen reported that meetings are being set up to enable public participation in this joint study. An introduction meeting will be held during the first week of November, with subsequent meetings on the process and transportation elements. The Economic Strategy report will be provided to Downtown Advisory members prior to October 22.

7. Members Reports

It is preferable that these be provided in writing, in advance of meetings. This would shorten the time required, and would ensure all have a chance to speak. These were given two minutes each in past, but should take no more than half a minute. These reports will be moved to the start of the meeting, after minutes, when all are present.

Action: Vanessa will revise future agendas accordingly.

- a) Russell Elman said the Durand Neighbourhood Association will be holding its AGM on November 4 on Municipal Restructuring.
- b) Marlene Coffey said the Downtown Partnership is a sponsor of the Downtown Living Charrette. All can attend the Saturday 3:30 presentation.
- c) Kay Lodge, Hamilton Seniors Council, said she was thankful to be at her first CAPIC meeting and was overwhelmed with all the energy and information.

- d) Richard Gillespie said the Beasley Community centre building has been adopted by the Rotary, who will be doing more programming there.
- e) Mary Pocius invited members to come down to the International Village area and see the new sidewalks, planters and lights, which are finished and look great. Flowers and trees will be put in. The work took longer than expected (it was to be done August 15) but everyone is happy with it. This work is spurring on new canopies, signage and facades by owners. One tenant is gutting the 2nd and 3rd floor to put in a two storey loft with high ceilings for live/work (1,250 sq.ft.), and videotaping the renovations.

At the Spallachi project, next to Denningers, the building will be torn down soon to build 90 condo units. City Places, the condos on King William/Mary, rented 35 units in 29 days. Phase 2 will begin soon, on the King St. corner. The lofts at Rebecca and Mary are doing well, and most are rented now.

8. Status Reports

- a) Hamilton Society of Architects Charette – This event will be held Friday, October 22 – Saturday, October 23. A handout was provided outlining the background and agenda. The 1996 Charrette spearheaded discussion and action on downtown. This time, it is a Design Charrette for Downtown Living, with most land owners present. The LIUNA site has been sold, and is slated for a care facility, but it is hoped it can include some housing. Most of the sites are City owned, so the City's share could be provision of land. The general public, including CAPIC, is welcome to attend at 3:30 p.m. on Saturday October 23 for the presentations and reception.
- b) Promotion of Downtown – Vanessa said the intent was to have a brainstorming session, for people to suggest ideas. It was suggested that Norm Schleeahan of the Economic Development department could be asked to attend a future meeting of CAPIC, possibly Nov. 11 but likely December. They are doing an inventory of vacant space, and he may be able to discuss with CAPIC this study and downtown promotion in general.
Action: Vanessa will contact and invite him.
- c) St. Marks Church Reuse – Five proposals were received, and an advisory committee was set up to look at proposals, which were discussed with community stakeholders. One church group meets the criteria. They are proposing Restoration House, a counselling and support centre for victims of sexual abuse. Staff is doing due diligence on the ability of the proponent to meet the criteria. Another meeting will be held with citizen stakeholders and there will be a special P&D meeting prior to Council on October 26.

9. Next Meeting

The next meeting will be held on November 11, 1999. The meeting adjourned at 6:50 p.m.

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CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

a Subcommittee of the Planning and Development Committee

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

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1999

NOTICE OF MEETING AND AGENDA

DATE: Thursday, December 9, 1999
TIME: 4:30 p.m. - 6:30 p.m.
PLACE: Room 219, Hamilton City Hall

URBAN MUNICIPAL

AGENDA

DEC 13 1999

1. Chairpersons' Remarks
2. Minutes of November 11, 1999 CAPIC Meeting
3. Members' Reports
4. CAPIC Role and Future Directions; Strategy for Year 2000
 - This matter will be finalized, based on discussion at previous meeting
5. Promotion of Downtown - Brainstorming Session
 - Members are asked to bring their ideas and suggestions
6. Other Business Arising / New Business
 - a) Representatives from Kirkendall, Strathcona and Landsdale
 - b) Downtown Transportation Study - Perimeter Road
7. Status Reports
 - a) Various Heritage Programs and Projects - Nina Chapple
8. Other Business
9. Next Meeting - January 13, 2000 - to be confirmed

GOVERNMENT DOCUMENTS

*Please note - This meeting will, in part, be a Christmas Social, so we hope you can attend.
If you cannot attend the meeting, please contact Vanessa Grupe at 546-4160*



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M I N U T E S

CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE

Room 219, Hamilton City Hall

Thursday, November 11, 1999

MEMBERS ATTENDING

Mary Pocius - Chairperson
Gil Simmons, Vice Chairperson
Ald. Ron Corsini
Russell Elman
Carlo Gorni
Gerry Kennedy
Helen Kirkpatrick

Rick Lintack
Denise Giroux

International Village BIA
North End Neighbourhoods
Alderman, Ward 2
Durand Neighbourhood Association
Downtown Hamilton BIA
Hamilton Real Estate Board
CANEW (Central Neighbourhood),
and Downtown Partnership
Hamilton Society of Architects
Citizen Member at Large

REGRETS / ABSENT

Ald. Geraldine Copps
Brenda Mitchell
Richard Gillespie
Dick Simpson
John Eyles
Kay Lodge

Alderman, Ward 4
Stinson Community Association
Beasley Neighbourhood
Corktown Neighbourhood
McMaster University
Hamilton Senior Citizens Council

STAFF AND OTHERS

Robert Wilton
Don Hall
Bill Janssen
Vanessa Grupe - Coordinator

McMaster University
Hamilton Street Railway
Community Planning
Community Planning

1. Welcome

Mary Pocius welcomed all present to the meeting, especially Don Hall from the Hamilton

Street Railway (HSR), and Robert Wilton from McMaster University, Department of Geography, who will sit in for John Eyles, who is often away.

2. Hamilton Street Railway – Business Plan

Don Hall, Acting Director of Transit since June, 1999, provided an overview of the HSR Business Plan for this year. An outline of his presentation is attached. Some of the key points he raised were:

- \$1.75M organizational restructuring of HSR is planned, to centralize operations into one facility, likely the Mountain Transit Centre, reduce staff redundancies.
- Widespread consultation with stakeholders to be done, to help provide right service, by means of surveys.
- Revenue/cost ratio is now 0.49, target is 0.52, then 0.56, comparable with private sector.
- Service quality team to be set up, of stakeholders, incl. unions, customers, etc.
- basic vision statement could be "to be where we say we will be, when we say we will be there".
- how to achieve this – reliable transfer connections, sufficient work force, greater safety for passengers, especially for seniors.
- TIP - Transit Improvement Program – formal process for taking input from stakeholders to begin.
- 49 jobs to be lost at HSR; DARTS service to be modified.
- Downtown terminal to be relocated; free downtown shuttle possible.
- How can transit contribute to revitalization of downtown – small consulting study to be done; look at other cities to prepare short list of ideas for Hamilton.
- Corporate Image – annual attitudinal survey for employees to be introduced.
- Mohawk and Columbia College students – add to McMaster student pass.
- Family pass on weekends to be added, possibly on weekdays also, later.
- Transfer system to be changed to Day Pass, so riders don't need transfers, and/or extend transfer time to 1 ½ hour, from 15 minutes.
- Debit Pass being considered, instead of monthly pass, so not time dated, volume discount over several months.
- Other cities with good transit service to be studied.
- Organizational chart – flatten, 6 levels to 4, hands on managers, lose 59 jobs.

Mary Pocius offered CAPIC's help as a group of City stakeholders, many of whom are transit users, with meeting the HSR objectives, and as a sounding board. The following points were raised in the question and answer period which followed:

- Downtown Terminal – This means the downtown transfer area, not a new downtown building. Alternate sites, including McNab St., are being considered near Gore Park, to minimize inconvenience for downtown business patrons. A public meeting will be held December 1 on the Downtown Transportation Master Plan. This will review, among other things, the benefits and drawbacks of the alternative downtown transit terminals.
- Bus Shelters and Stops – How can these be made more attractive ? The HSR

wants to accomplish this, and will bring design to stakeholder groups. Good protection from wind and rain is needed, as well as aesthetics.

- Bus Day Passes – Members feel these passes would be a good economic development tool for downtown, to attract Mountain residents as riders. These would allow passengers to ride all day for one fare, which has a similar effect to extending the transfer time. The HSR is interested in increasing revenue, rather than cost reduction, and willing to use flexible fare policies.
- Downtown Bus Service in Other Cities – Mississauga is the only Canadian city with a downtown shuttle bus service, which is popular in the US. It was suggested that a lunch-hour shuttle bus would benefit the downtown.
- McMaster and Mohawk Students – There is potential for tapping into the student markets, to bring students downtown for entertainment in evenings. Students are presently filling up buses to downtown, but more service can't be added now.
- Employee Input – This can be valuable, and it is intended to launch the TIP program by the end of the year, to facilitate employee input, eg. via surveys. A stakeholder group is to be created from all employees, to create a service plan.
- Mountain Bus Terminal – Within the year 2000 budget, all services must be moved into either the Mountain Bus Terminal or the Wentworth St. Garage. The Mountain terminal is almost ideal for administration, maintenance, bus storage.
- Seattle Transit – They provide bike racks on front of buses. Hamilton low floor buses allow bikes, but they take of wheelchair locations, may have to refuse wheelchair patrons.
- How to get people out of their cars? Try to provide the best possible transit service – reliable, safe and professional, attract new riders; provide custom service, e.g. express between Limeridge Mall and downtown.
- GO Transit Service – may consider fully integrated fare collection system between HSR and GO; later integrate fares.
- Noisy buses – New buses are very noisy; may be smaller quieter buses in future.

It was suggested that CAPIC show its support for the proposed HSR business plan and approaches. Staff were asked to send a letter to Jim Leach, General Manager of TOE (Transportation, Operations and Environment Committee), recognizing the valuable approaches proposed. A copy will be sent to the Planning and Development Committee, and the Transportation Services Committee. CAPIC wants to convey that it is supportive, and available to help and advise. The ideas to improve transit connections to downtown are encouraging. Brainstorming could be done around some issues, such as how to help make bus stops cleaner and more attractive.

3. Minutes of October 14 CAPIC Meeting

The minutes of the October 14 meeting will be corrected to reflect the comments provided by Helen Kirkpatrick concerning CANEW. She noted that she has resigned from the executive of CANEW, but is still a member, and will sit on CAPIC for CANEW until another representative is appointed. She also represents the Downtown Partnership.

Motion: Moved by Gil Simmons, seconded by Russell Elman, and carried, that the minutes of the October 14, 1999 CAPIC meeting be approved as amended.

4. Members Reports

As requested at the previous meeting, this item was placed near the start of the agenda, after the guest(s), to ensure sufficient time, and that all members are present.

- a) Marlene Coffey said the Downtown Partnership was involved with the downtown Charrette, and the results will be used for marketing to investors. They are working with the cultural and entertainment sector, to do research into developing an entertainment area in downtown.
- b) Helen Kirkpatrick of CANEW noted there will be a CANEW-Fest on Saturday December 4, as a fundraiser, at the Leander Boat Club. The cost is \$15.
- c) Denise Giroux, citizen member at large, said she really likes the International Village BIA road and streetscape improvements.
- d) Rick Lintack, Hamilton Society of Architects, felt the charrette was a great success. Ken Coit will prepare a final report, which will be sent to participants, developers and others. Many developers played an active part. The 4 sites will be featured in the Spectator, next to the editorial page.
- e) Robert Wilton, of McMaster University, an urban geographer from England near Bath, is new to the university this fall, and lives in Durand. He was invited by John Eyles to sit in on CAPIC, since John is busy and often away. He sees the popularity of the rush hour route between Mac and downtown.
- f) Gil Simmons, North End Neighbourhood, noted the proposal for a \$14M train/truck transfer terminal at Aberdeen and Longwood. How will the steel product travel between this terminal and the Bayfront industrial area. Mary Pocius said Ald. Kiss has a notice of motion for an environmental impact assessment for this Regional Transportation Area. Staff feel the trucks will use King and Main Streets, but members are concerned about impacts on other areas. Motion: Moved by Gil Simmons, seconded by Rick Lintack and carried that CAPIC ask through Planning and Development Committee, how steel product will travel to and from the terminal at Aberdeen and Longwood.

The proposal to develop Pier 8 as a Great Lakes Interpretative Centre was discussed. This proposal is in the hands of the Harbour Commissioners. It would be located within an industrial area, where there would be industrial views and vistas for restaurant patrons. There was discussion about the best use for this area. It was asked that Planning staff convey CAPIC's position on this matter to Planning and Development Committee, namely that they endorse the concept of a Great Lakes Interpretative Centre. It was further noted that the CN Stuart St. yard may provide more attractive surroundings i.e. non-industrial; that the lands should be for public uses accessible to local people. There should be a public process to define the use. Motion: Moved by Gil Simmons, seconded by Helen Kirkpatrick, and carried, that Planning and Development Committee be informed of CAPIC's interest in seeing Pier 8 developed for public use, in accordance with the Central Area Plan, as part of linking the downtown with the waterfront.

- g) Russell Elman said the Durand Neighbourhood Association held its AGM on

November 4 on Municipal Restructuring. There was discussion on the role of neighbourhoods and citizens; how community councils and BIAs will have a say in any new structure. Mary Pocius noted the BIAs met with David O'Brien, the special advisor, on their comments on restructuring. Any changes to wards should be careful not to divide communities.

- h) Gerry Kennedy, Real Estate Board, noted the real estate market is booming, and there is a lack of product, namely not enough properties to sell.
- i) Ald. Ron Corsini said he met with the new owners of the Spectator Building, who will be opening Fornello's restaurant there within a week. There is opportunity for residential conversion, and more interest in downtown.
- j) Mary Pocius, International Village BIA, said the BIA had its AGM on November 10. There is a 27% increase in the budget for the year 2000, which is back to 1989 budget levels. Vacant office space is being converted to residential units in the BIA. The Spallachi project is moving ahead, with demolition of the old building anytime, and a sales office open by February or March. There is an interest in expensive condominium units. She hasn't seen her members this excited in years.

5. Status Reports

- a) Hamilton Society of Architects Charrette – This event was held on October 22 – 23, and was considered a great success. Mary gave her congratulations to the Hamilton Society of Architects in this regard. The HAS will be asked to bring a report of the Charrette proposals to CAPIC in January. It was requested that staff send a formal letter to Ken Coit, thanking him for all this work on this project. Action: Vanessa. It was organized very professionally, and the actual cost of this event, namely the value of the professional time represented, is very high. As mentioned earlier, a final report will be prepared and sent to participants and developers. A nursing home is proposed for the LIUNA site, although members felt a housing project would have been a better use here. The Options for Housing group is still looking for a site for downtown housing.
- b) Promotion of Downtown – Vanessa said the intent was to have a brainstorming session on ideas for promotion of downtown Hamilton. Members may have some suggestions from their own perspective. If possible, Norm Schleeahn of Economic Development, or other appropriate staff, will be invited to attend the next meeting to discuss this matter. All members are asked to give this matter some thought, and bring their ideas to the next meeting. Action: Staff and members.

6. CAPIC Future Role and Directions

Members had been asked to prepare their comments on this matter, in response to discussion at the previous meeting and the brief notes prepared by Vanessa. Some comments were provided, as follows:

- Urban Design is a more important issue now, in some ways, than it once was.

However, it is also a complex issue, and maybe too technical for CAPIC;

- Central Area Boundaries – It was felt that the impact area for “central area” issues extends beyond the present Central Area boundaries. For this reason, it was asked at the last meeting that representatives of Landsdale, Strathcona and Kirkendall be invited to attend CAPIC. These people are being identified and contacted, and will be invited. It was suggested that Planning and Development Committee be approached about formally widening the boundaries, but not before March of 2000, until these new contacts have been well established;
- CAAC – It may be appropriate to rename CAPIC, perhaps something like the Central Area Advisory Committee. The Central Area Plan was felt to be still relevant, with the Downtown Secondary Plan as a policy overlay;
- Development Applications – It was asked whether CAPIC could play a more active role in commenting on these, such as reviewing them from the viewpoint of the Central Area Plan policies. It is important to be informed of proposals and provide comments at an early stage. This is preferable to being reactive and negative late in the process, after much detailed design work has been done. This latter is too often the case, due to inadequate information being provided;
- Implementation of the Downtown Secondary Plan – The Downtown Partnership feel that this is it's work, as well as promotion of the downtown. It was noted there was considerable research done by the Partnership, and for them by students, on downtown strategies from other cities, etc. CAPIC might be more effective working on specific projects to implement the secondary plan.
- Stakeholders – CAPIC's role may include that of a body of downtown neighbourhood groups, to deal with neighbourhoods and residential areas;
- Partnership – CAPIC members feel they need to know more about the role and function of the Partnership, to know how CAPIC fits in with them. Would it be possible to get a formal report from the Partnership early next year on this.

CAPIC's strategy for the year 2000 will be further fine-tuned at the next meeting, based on the discussion of today. Members are asked to give this further consideration.

7. Next Meeting

The next meeting will be held on Thursday, December 9, 1999. On the agenda will be brainstorming concerning the future role and direction of CAPIC, a social time, and possibly discussion of the promotion of downtown. The meeting adjourned at 7:30 p.m.

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